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**2 Bellamy Close**  
Belbroughton

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2 Bellamy Close, Belbroughton, Worcestershire, DY9 9AN

A beautiful and spacious two double bedroom mid-townhouse located in the heart of Belbroughton Village and adjoining the idyllic village green. Ideal for busy professionals, downsizers wanting easy living or indeed those who value holiday time away and want a lock up and leave home.

Purchased new in January 2022 it has been hardly lived in by the current owner. Unusually for the centre of the village it has two allocated parking spaces directly in front and small, easily maintained garden area to the front.

Specification highlights include Wren shaker style kitchen with integrated appliances, Porcelanosa tiling to kitchen, bathroom and en suite. There is BT fibre broadband, nest halo doorbell, burglar alarm, central heating with column style radiators and Nest learning thermostat and grey UPVC double glazed windows which assist with energy efficiency. (The property benefits from the residue of a ten-year NHBC warranty)

Located within this very popular north Worcestershire village with lots to offer nestling beneath the Clent Hills and offering great walking and riding country. There is a mixture of period architecture and everyday amenities including a general store, post office, doctor's surgery, primary school and a number of public houses plus cricket and tennis clubs. Local train services operate from Hagley into Birmingham and London. Junction 4 of the M5 motorway is approximately 4 miles distance and there is easy access to the NEC and Birmingham International Airport.



The canopy porch with multi-point locking front door leads to a central reception hall with engineered oak flooring and staircase rising to the first floor.

The guest cloakroom is fitted with stylish suite with wall mounted vanity wash basin, and wall mounted wc with useful under stairs cupboard.

The living room has a dual aspect and the engineered oak flooring run through from the hall and there is an electric/gas log style burner.

The breakfast kitchen is particularly stylish and in keeping with this lovely modern home with soft grey Wren shaker style units with Bosch integrated appliances including oven, hob and hood, dishwasher and washing machine/dryer plus integrated fridge freezer. There are marble style work surfaces and flush ceiling lighting.

At first floor level the central landing is particularly light and airy with windows to both front and rear.

The master bedroom features a good-sized en suite shower room with shower, wall mounted vanity wash basin and wc plus tiled floor.

Bedroom 2 is also a well-proportioned double room and there is a house bathroom which serves this with bath having shower over, wall mounted vanity wash basin and wc together with tiled floor.



Outside there is a bike store/bin store and small front garden with raised bed and planting for ease of maintenance. There are some lovely walks and the village green itself provides additional amenity space and can be accessed directly from the development via gated archway access.

#### Dimensions

Living room 20'3" (6.17m) x 11'5" (3.48m)

Breakfast Kitchen 12'4" (3.76m) x 9'10" (3.00m)

Bedroom 1 11'5" (3.48m) x 11'1" (3.38m)

En suite 8'9" (2.67m) x 4'6" (1.37m)

Bedroom 2 12'6" (3.81m) x 9'11" (3.02m)

Bathroom 8'10" (2.69m) x 5'8" (1.73m)

Tenure – Freehold

EPC - B

Council Tax Band - D



# FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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