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28 Belbroughton Road
Blakedown

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28 Belbroughton Road, Blakedown, Worcestershire, DY10 3JG

This lovely double fronted detached house with extended accommodation benefits from a south facing rear garden, four/ five bedrooms, two reception rooms, kitchen, large two car tandem garage and workshop offering scope for further enlargement of the accommodation along with vehicle access/ parking to the side of the house or potential space for caravan or motorhome perhaps.

Standing behind a block paved driveway behind a wall and railings with ample off-road parking, this property is ideally located in the village of Blakedown surrounded by open countryside yet offering ease of commuting with good road links, village train station and direct services to Birmingham, Worcester and London Marylebone. Churchill and Blakedown golf club is also close by. A wide range of amenities are available within Hagley, as well as Kidderminster, Worcester and the nearby Birmingham and West Midlands conurbation.

The accommodation which is gas centrally heated and with PVCU double glazing is approached by a front door protected by a canopy porch leading to central reception hall.



The main lounge is located at the rear with delightful views of the rear garden. A patio window opens to a lovely paved patio area and in the winter months the room is particularly cosy with its log burner.

There is a separate dining room with bay window projection. Kitchen, fitted with a range of oak fronted units with two and a half bowl inset sink, hob and integrated double oven. There is a useful pantry with staircase leading down to an air raid shelter which has been used for wine storage. There is also a lobby/ utility with double drainer sink and space under for appliances together with separate wc.

At first floor level, the staircase has a half landing with window to the rear, making it very light and airy. The master bedroom features a range of mirrored wardrobes, views over the rear garden and benefits from a Jack and Jill ensuite/ house bathroom which provides bath, bidet, vanity wash basin and power shower.

All four bedrooms are good doubles, bedroom 2 with dual aspect and bedroom 3 at the rear with bay window projection.



Bedroom 4 has been extended and provides an interconnected fifth bedroom but with some adaptation, this could be reconfigured to provide independent access. In its current format it works very well for a teenager perhaps with a distinct study area or a younger child with a play area.

There is an integral two car tandem garage with short covered carport in front. The garage itself extends into a workshop area across the rear of the property and offers potential for conversion to perhaps enlarge the existing accommodation subject to the usual local authority consents.

The rear garden faces south with some particularly interesting features including a substantial fish pond with decking area, and various garden sheds, a lovely magnolia and lots of wildlife including hedgehogs and birds which are particularly valued by the current owners.



FLOOR PLANS

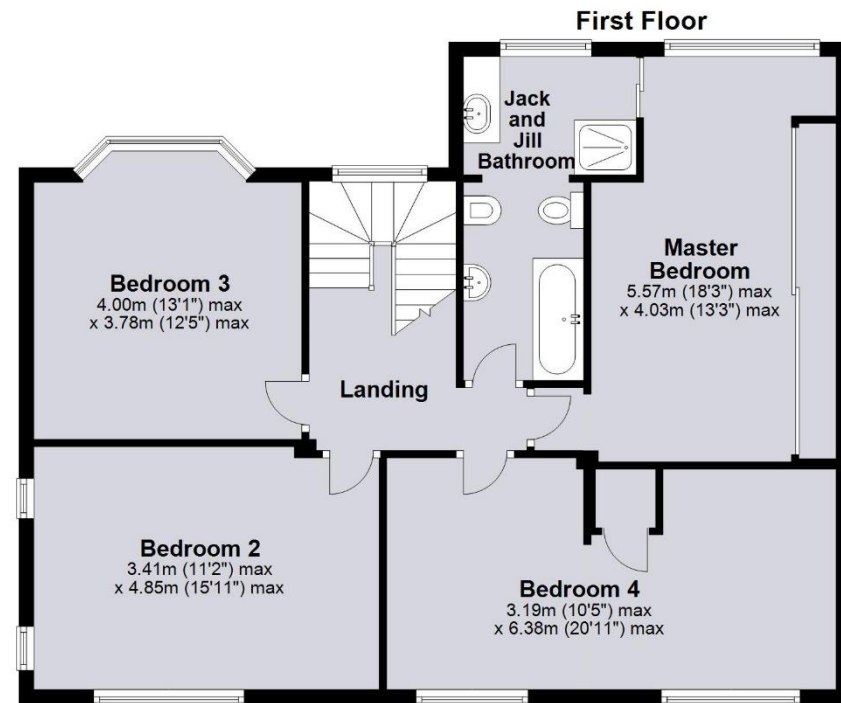
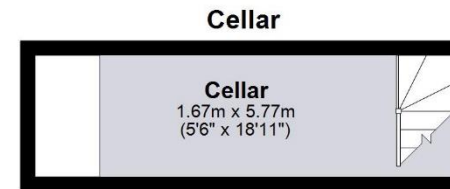
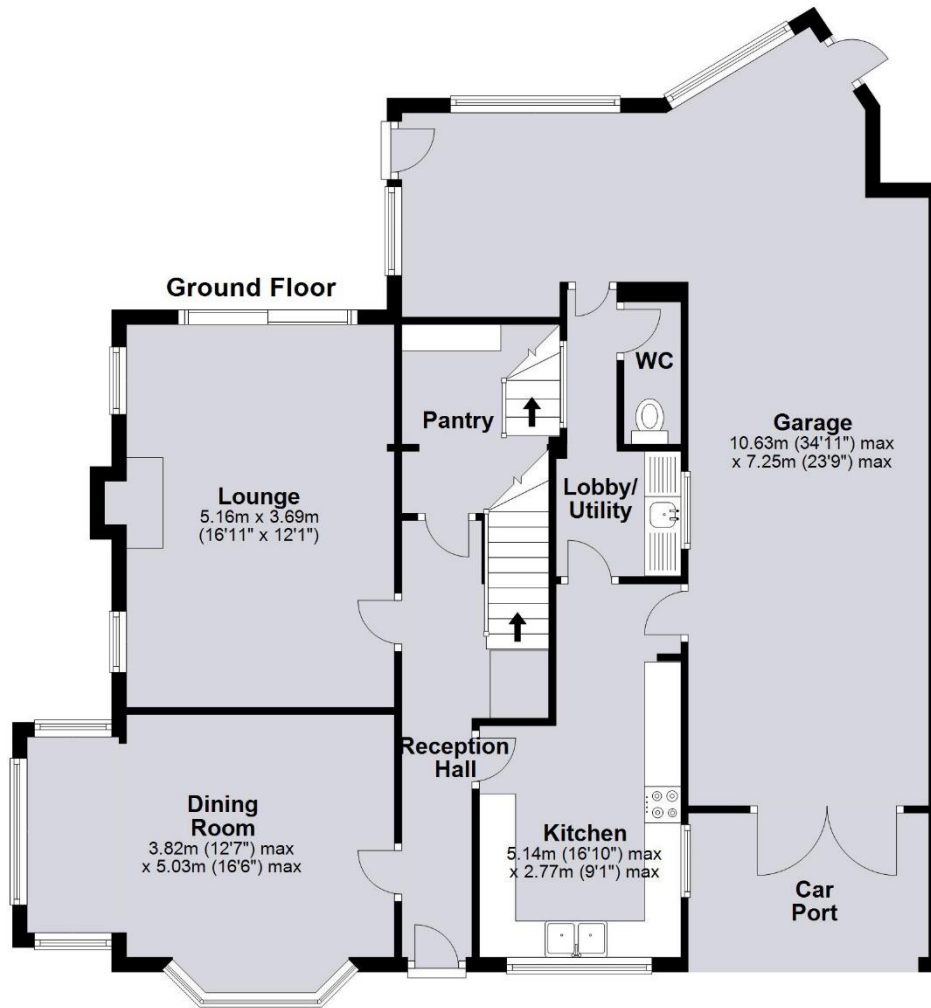
Approximate Gross Internal Floor Area:

Cellar: 10 sq m, 108sq ft

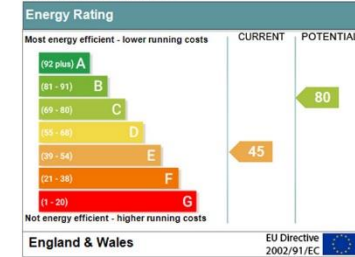
Ground Floor (exc. Garage): 78sq m, 839sq ft

Garage: 44sq m, 473sq ft

First Floor: 86sq m, 925sq ft



Address: 28 Belbroughton Road, Blakedown, KIDDERMINSTER, DY1...
RRN: 9291-3026-9205-2757-6200





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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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