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77 Belbroughton Road
Blakedown

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77 Belbroughton Road, Blakedown, DY10 3JG

The ideal family home with 5 bedrooms, open plan family breakfast kitchen with dining and living space, separate lounge plus family room, house bathroom and en suite plus utility. The accommodation in total extends to in excess of 2000 sq. ft making it a sizeable and spacious home. There is plenty of driveway parking, generous level rear garden and views over open countryside.

Blakedown offers village living together with its own train station for the commuter, excellent road links and easy access to the motorway network. Blakedown C of E Primary School is an important focal point for village life and shares links with the community and feeds in to the highly regarded Hagley Schools including Haybridge High School, which is just one stop on the train gets you to Hagley and there are direct services to Birmingham and Worcester and the ability to get to London. Blakedown is surrounded by open countryside with some wonderful walks and for the golfer Churchill and Blakedown Golf club.

With gravel driveway approach and lawned fore garden. The house benefits from large windows which provide a light and spacious feel to the accommodation.

Windows benefit from PVCU double glazing and there is gas fired heating.

The front door is framed by canopy porch which leads to a spacious central reception hall with staircase rising to the first floor. The guest cloakroom features a concealed system wc and vanity wash basin.



The family room is ideal as a playroom, snug or TV room to suit. The lounge has a more intimate feel with its décor and capitalises on the aspect to the rear garden and beyond with views from the French doors which gives access to the garden. The breakfast kitchen is fitted with a range of shaker style units with large central island providing breakfast bar which is a feature many buyers are looking for. There is a ceramic twin bowl sink, integrated dishwasher, induction hob, double oven and integrated fridge. This room is open plan to the dining/living space at the front making this room combination a complete through space.

There is a utility with space for washing machine and dryer.

At first floor level the landing gives access to 5 bedrooms 4 double rooms and the fifth bedroom is currently used as a study.

The master bedroom located at the rear has twin windows with lovely views over the garden and fields beyond.

There is full height sliding door wardrobes providing plenty of storage. En suite with pedestal free wc, and fitted units incorporating vessel vanity wash basin with pillar tap, quadrant shower and attractive tiling with contrast design to the shower area.

The house bathroom features a bath with mixer shower over, low level wc and vessel wash basin on a wall mounted vanity unit with drawers.

The sizeable plot benefits from a level rear garden with patio and lawns, is being ideal for children and backs onto the recreation ground.



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We don't sell houses
we sell **homes.**



Tenure – Freehold

EPC – C

Council Tax Band - G

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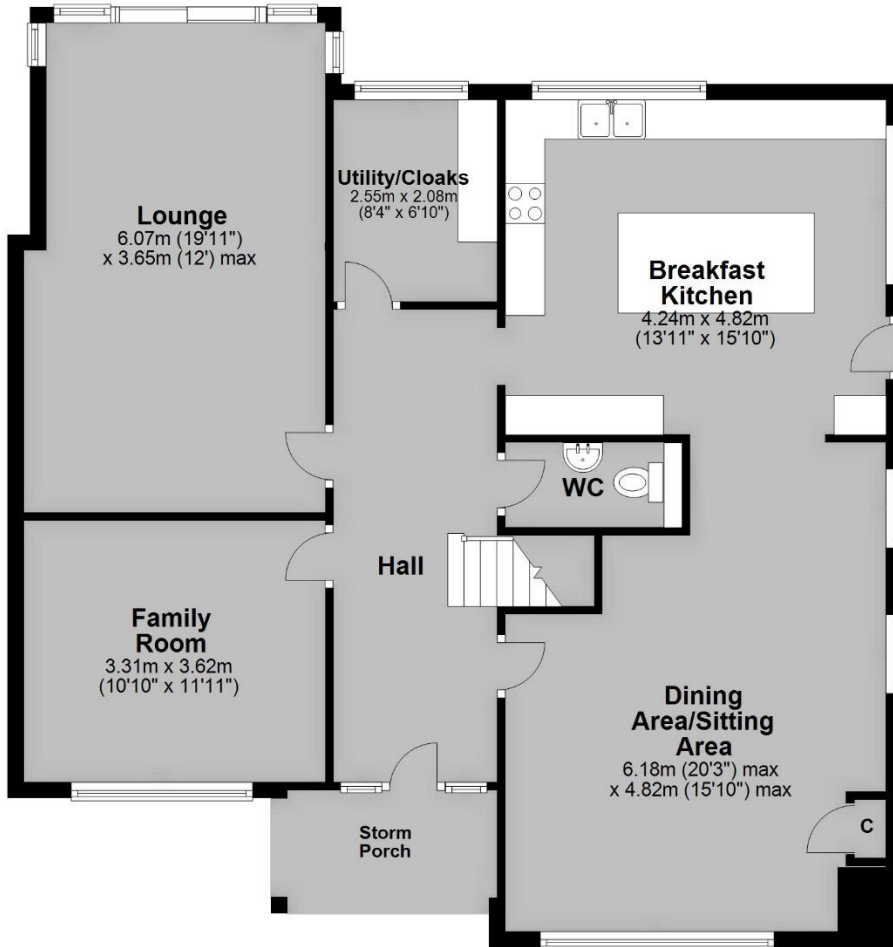


FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 108.2 sq. metres (1164.5 sq. feet)



First Floor

Approx. 80.7 sq. metres (869.0 sq. feet)



Total area: approx. 188.9 sq. metres (2033.5 sq. feet)



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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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