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**28 High Street**  
Belbroughton



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28 High Street, Belbroughton, DY9 9SU

Located within the beautiful village of Belbroughton this 4 bedroom period house is located within the conservation area. It benefits from Lounge, separate dining room, lovely open plan kitchen/ family room, separate utility and guest cloakroom with on the first floor 4 bedrooms, master with ensuite shower room together with a house bathroom.

For its age and type the property benefits from an excellent EPC rating of C. This is helped by the PV panels to two roof pitches of the substantial shed in the rear garden with the added advantage of battery storage. The house benefits from gas fired central heating.

Within just a short walk is the village green and a number of places to eat and drink, a local shop, doctors' surgery, cricket and tennis club and some lovely countryside walks. Whilst offering village living with a benefit of a good first school and catchment for Hagley Schools as well as private schooling at Winterfold, Bromsgrove and Kidderminster, it is well placed for easy access to junction 4 of the M5 and commuting. Railway stations are at Blakedown, Hagley and Stourbridge which provide direct services to Birmingham and Worcester and there is the ability to get to London.



It is understood that the property was originally two properties numbers 28 and 30 High Street which now provide a single dwelling which has been sympathetically extended to suit modern living.

There is no off street parking which is quite typical for many of the period properties within the village, however, on street parking is available. The property stands back from the High Street behind a shallow fore garden with front door leading to central reception hall with Minton tiled floor.

The lounge features a bay window to the front elevation and a log burner making it particularly cosy in the cooler months.

The dining room has a decorative cast iron style fire place also with bay window to the front elevation which gives the property its double fronted appearance.

There is an L shaped breakfast kitchen/ family room which has been created by an orangery extension with French doors to the garden and lantern roof. Particularly pleasant in the spring and summer months. The kitchen is tastefully fitted with contemporary shaker style units with granite work surfaces and breakfast bar with inset double sink, slate effect floor, double oven and hob plus fridge and under counter dishwasher.





The staircase leads off to the first floor and there is a useful under stairs storage cupboard.

A nice addition is a separate utility which keeps the laundry function out of the kitchen area and there is a guest cloakroom with WC and wash basin.

At first floor level the central landing gives access to the Master bedroom which features an en suite shower room, with shower, low level WC and wash basin. Bedroom 2 is also a well-proportioned room and there are 2 further bedrooms, bedroom 4 currently used as a study by the current owner. There is also a house bathroom with L shaped bath with shower over, WC and wash basin.

The private rear garden is laid out with lawn, various raised beds, shrubs together with large shed which could be multipurposed perhaps as a workshop or just for storage. As mentioned, this benefits from solar panels to both roof pitches which is a nice touch as it does not distract from the character appeal of the house.

Tenure: Freehold

EPC: C

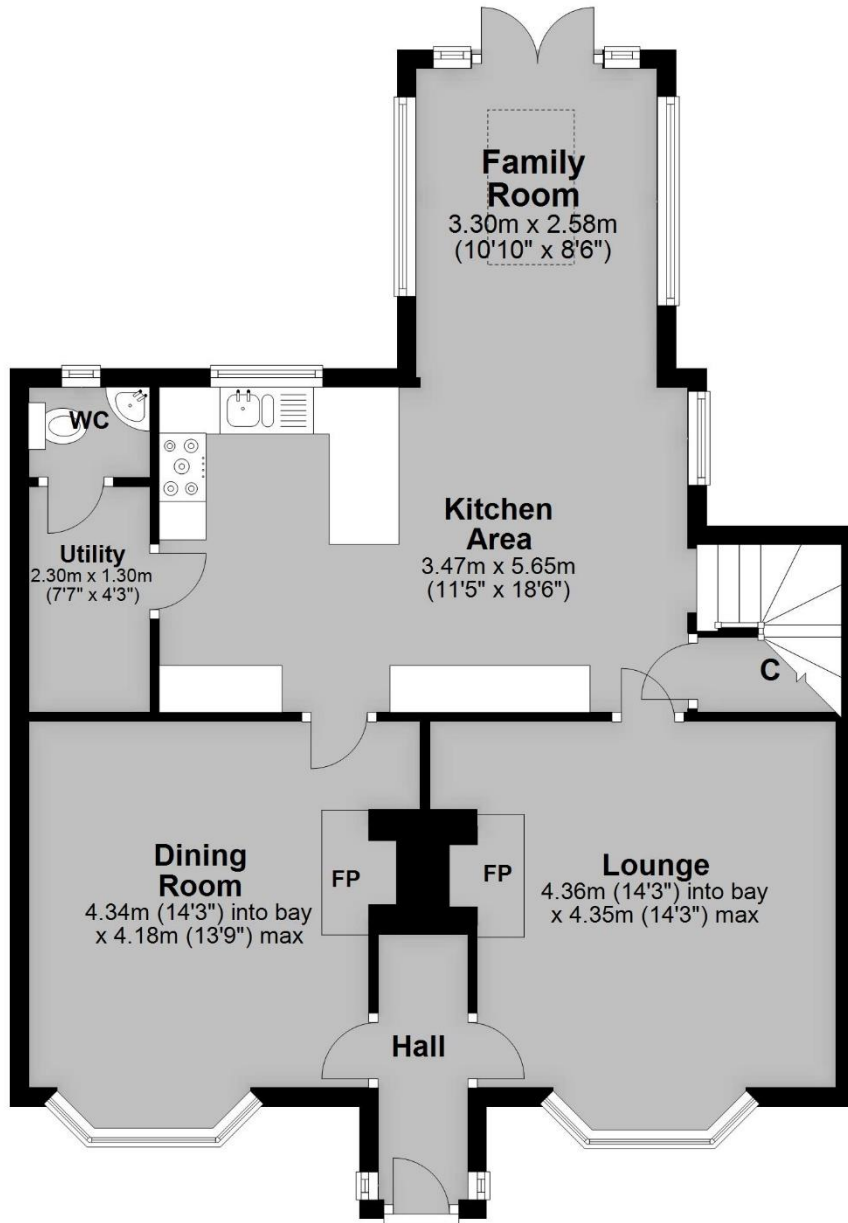
Council tax: F



# FLOOR PLANS

## Ground Floor

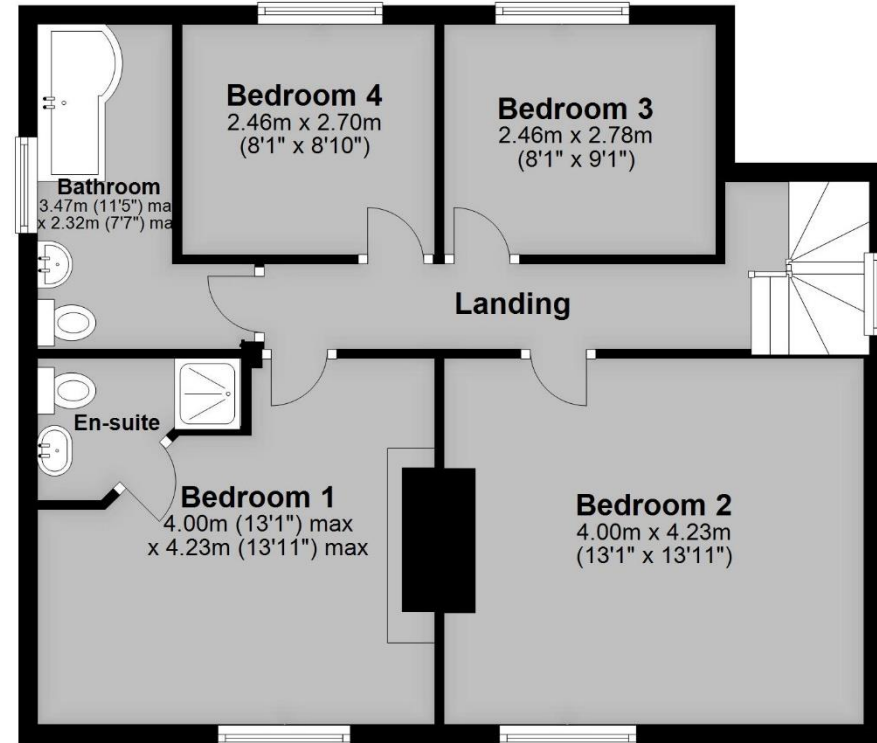
Approx. 70.7 sq. metres (760.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## First Floor

Approx. 62.3 sq. metres (670.7 sq. feet)



Total area: approx. 133.0 sq. metres (1431.2 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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