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The Firs, 51 High Street
Belbroughton

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The Firs, 51 High Street, Belbroughton, DY9 9ST

Situated in the heart of the charming village of Belbroughton in North Worcestershire, *The Firs* is a generous 4 bedroom, 3 reception, double-fronted period home dating back to the late 1800s. This expansive property boasts approximately 2,600 sqft (241 sqm) of internal living space, offering a wealth of accommodation over two floors. It offers plenty of scope for further updating to make the perfect family home.

On the ground floor, you'll find a through lounge with front shutters, an impressive fireplace, and French doors opening to the private rear garden. A substantial games room, currently set up with a snooker table, features oak flooring, part oak paneling, and a bay window to the front. Additionally, there is a third reception room that could easily serve as a dining room, complete with a brick open fireplace. There is a small lean to conservatory which features an inspection chamber to a well which originally would have served the property.

The kitchen is well-appointed with modern units, granite work surfaces, a double oven, and a hob, complemented by a separate breakfast area. A utility room and guest cloakroom with WC and vanity basin complete the ground floor.

A cellar, accessible from the utility room, offers additional storage space and could be an ideal location for a wine collection.

Upstairs, the spacious landing provides access to the master bedroom, which features fitted wardrobes, a walk-in closet, and an en suite shower room with aqua board finishes. Bedroom 2 has built-in wardrobes, while Bedroom 3 is a comfortable double room. A study area leads into Bedroom 3, and Bedroom 4 enjoys a side-facing view. The family bathroom is notably large, featuring a central bath, separate shower, vanity basin, and WC.

The property sits on a corner plot at the junction of High Street and Nash Lane, offering a small fore garden and a block-paved parking space suitable for a smaller vehicle. The private and established rear garden is a lovely outdoor space.

The Firs is attached to the rear wing of Barn Cottage, which fronts onto Nash Lane.

The property's prime location places it within easy reach of Belbroughton's amenities, including local pubs, restaurants, and a cricket club. The village is also home to the Holy Trinity Church, which dates back to the 14th century. Much of the village, including the location of *The Firs*, is within a conservation area, preserving its charming character and diverse period architecture.







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Belbroughton is ideally located for commuting, with good road links and nearby Hagley providing a train station for quick access to the wider region. The village is within the catchment for several excellent local schools, including Belbroughton Church of England Primary School and Haybridge High School, and is surrounded by picturesque countryside with scenic walking routes.

Tenure: Freehold

Council Tax: G

EPC Rating: E

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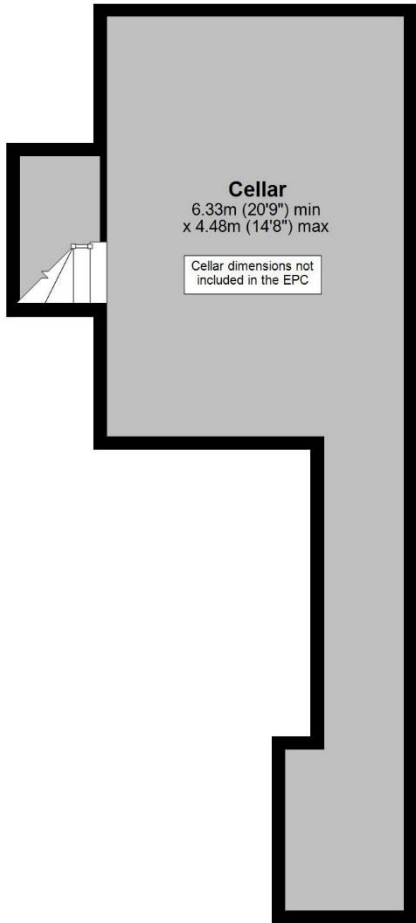




FLOOR PLANS

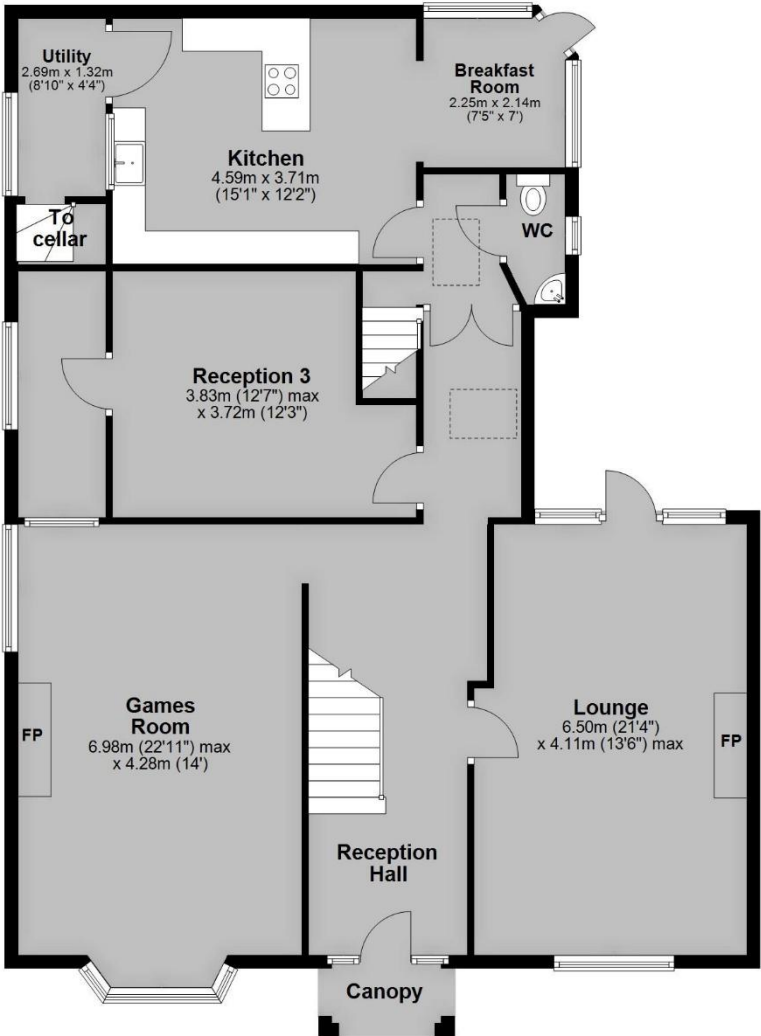
Basement

Approx. 41.3 sq. metres (444.2 sq. feet)



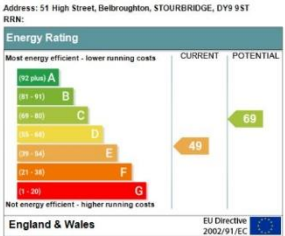
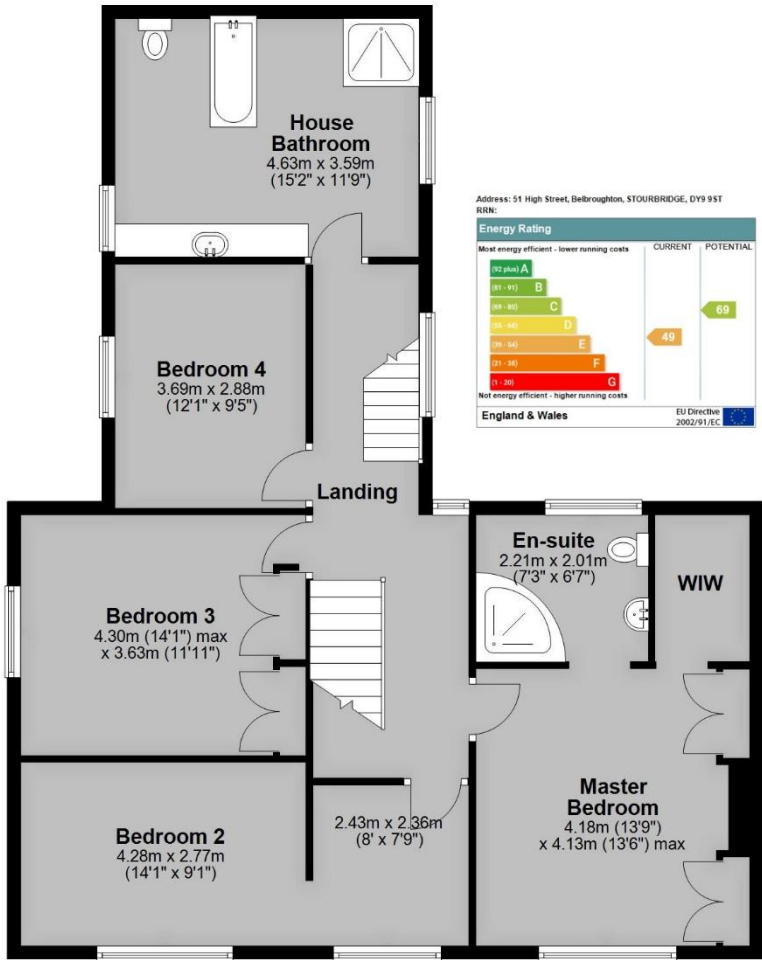
Ground Floor

Approx. 134.9 sq. metres (1452.2 sq. feet)



First Floor

Approx. 104.5 sq. metres (1124.9 sq. feet)



Total area: approx. 280.7 sq. metres (3021.3 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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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

Kempson House, 101 Worcester Road
West Hagley, Worcestershire DY9 ONG

Sales: (01562) 888111
hagley@leeshaw.com www.leeshaw.com

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