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37 Nash Lane,
Belbroughton

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37 Nash Lane, Belbroughton, Worcestershire, DY9 9SW

This stunning, extended and remodelled home provides fabulous contemporary open plan living space featuring bifold doors and central island to the kitchen/dining area, separate utility room, 4 bedrooms, master bedroom with en-suite and dressing room and located in the heart of Belbroughton Village.

This lifestyle property is presented to the highest standard and is certainly not one to be missed in this cul-de-sac position just off the High Street.

Belbroughton offers quintessential village living centred around its village green. From Nash Lane it is just a short walk to the village amenities including pubs and eateries, church, cricket club, tennis facilities etc. There is easy access to the motorway network including M5, M6 and M42 and commuting to Birmingham and the West Midlands conurbation. All of this convenience yet surrounded by lovely open countryside.

With forecourt driveway parking, this link-detached house is approached by way of a canopy porch and front door leading to a stunning open-plan but distinctly zoned kitchen/dining and family sitting area.



This very light room has bifold doors to two elevations and dual-aspect over both rear and side gardens which really brings the outside in.

Fabulously fitted with stylish kitchen fittings including large central island with shaker units in a graphite grey makes a real statement with quartz work surfaces, underfloor electric heating and integrated appliances including fridge freezer, undercounter freezer, 2 AEG ovens and hob with extractor, sink with Quooker tap. A nice feature is the exposed RSJ which gives it an industrial contemporary feel.

There is a separate utility room with units to match the kitchen, no expense spared as also with quartz work surfaces and inset sink.

A separate guest cloakroom features a low level WC vanity wash basin

At first floor level the landing has a cupboard and over stairs airing cupboard with boiler. The master bedroom features a bay window projection to the front making it an attractive room with mirrored wardrobes and an en-suite with shower roca suite including wc, wash basin and shower. There is also a beautifully fitted walk in dressing room.





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The house bathroom which serves 3 of the bedrooms comprises a roca bath with vanity wash basin, low level W.C. and is nicely presented.

The rear garden extends to two elevations and provides an attractive space ideal for outside entertaining and with direct access from the expansive living space. The garden is south facing.

Tenure - Freehold



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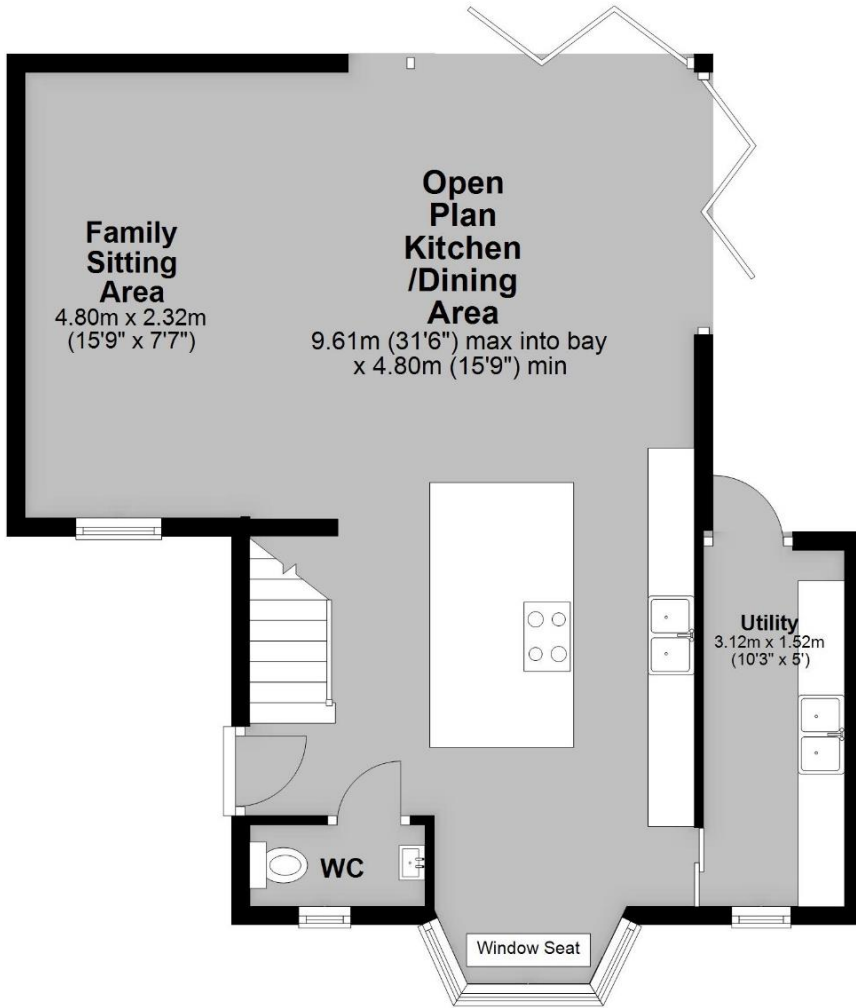
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FLOOR PLANS

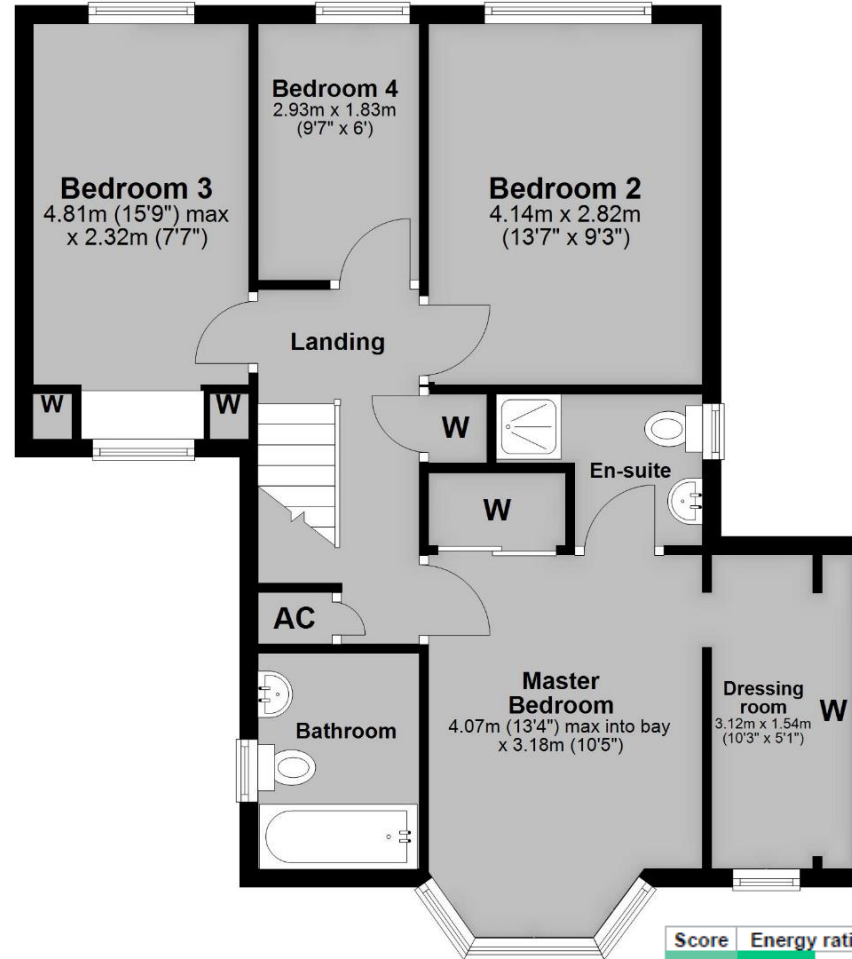
Ground Floor

Approx. 61.4 sq. metres (660.6 sq. feet)



First Floor

Approx. 61.9 sq. metres (665.9 sq. feet)



Total area: approx. 123.2 sq. metres (1326.5 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		



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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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