



# Bloore King & Kavanagh

Sales & Lettings



**Apartment 10, Brookfield House**  
**Hackmans Gate Lane**  
Belfourton, DY9 0DL

**Offers Over £260,000**



## The Property

Situated within this converted Grade II listed Manor House is this fantastic, first floor TWO BEDROOM modern and contemporary apartment. Set within simply stunning countryside grounds, Brookfield House is located on the outskirts of the beautiful village of Belbroughton and truly has the WOW factor.

The property is set within 9 acres of beautifully maintained parkland and enjoys an outdoor SWIMMING POOL with bountiful communal gardens to enjoy.

Approaching the property along the swooping driveway there is ample residents and visitors parking, a garage for the property is situated in a separate area the property is entered via the mews courtyard leading to the private front door to the apartment. The apartment has double glazing, gas central heating and comprises: a welcoming hallway which leads to the first floor featuring a wonderful and spacious open plan living space with kitchen, dining and lounge areas. Following through is two bedrooms and shower room to the rear. The apartment has original features and beautiful wooden beams.

A truly amazing property set in a simply stunning location which must be viewed. EPC: E // Council Tax Band: D

## Entrance Hall

4.49m x 3.92m (14'8" x 12'10")

Stairs lead to the first floor.

## Open Plan Living Space

6.05m x 9.38m (19'10" x 30'9")

Stairs rise from the entrance hall below and you are greeted by this wonderful, beautifully presented open plan living space with gorgeous original beams adorning the walls, ceilings and forming a lovely separation of the space from living room and kitchen areas. Tall feature radiators all around.

The beautifully appointed kitchen features a wonderful range of units with granite work tops, integrated five burner gas hob with extractor over and integrated electric double oven beneath. There is also an integrated dishwasher and fridge/freezer. There is also space and plumbing for a washing machine. There are also windows to both sides providing plenty of light.

The living room space features windows to both sides making the living space extremely light and bright with wonderful views over the grounds to the front. A feature fire adorns the main wall, again with beautiful original beams inset. An electric fire with feature surround and wooden top sits central in the room.

A beautiful living space.

## Rear Lobby

With bedrooms and shower room off and access to a useful loft space.

## Bedroom One

2.08m x 4.20m (6'9" x 13'9")

Fitted wardrobes and two windows to the front.

## Bedroom Two

2.18m x 3.27m (7'1" x 10'8")

Fitted wardrobes and two windows to the rear.

## Shower Room

A beautifully appointed shower room with shower cubicle, low level WC, vanity unit wash hand basin and chrome heated towel rail. The shower room also features automatic lighting.





## Garage

A garage comes with the property which is situated in a separate block adjacent to the manor house.

## Grounds

The property is approached over a sweeping in and out driveway running through the grounds leading to the Manor House and the parking areas. The property is accessed via the mews style courtyard entrance leading to the private front door to the apartment. Brookfield House is set in circa nine acres of stunning and beautifully maintained parkland, formal gardens and a woodland backdrop with the advantage of an outdoor swimming pool, summer house and large green house which are all maintained under the annual service charge but allow full use for all residents.

## Location

The property is situated in a beautiful setting on the outskirts of Belbroughton. The popular village of Belbroughton has local village amenities, country pubs and is within easy reach of the motorway connections (Junction 4 of the M5 motorway)

## Tenure - Leasehold

The property is leasehold. We are advised by the vendor that there are approx. 960 years remaining on the original 999 year lease. We are also informed that there is a service charge of £5,000 per annum and a nominal ground rent of £5 per annum. Bloore King and Kavanagh would stress that we have gained this information from the vendor and have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor as to the details of the leasehold documents, length of lease remaining and service charges/ground rent etc.

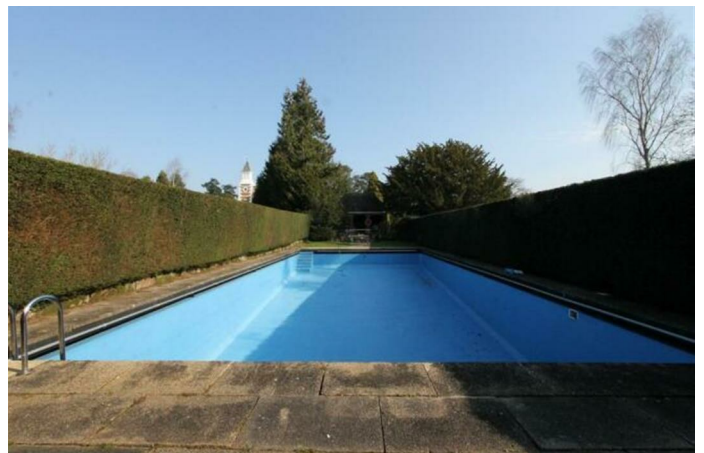
## Brochure Declaration

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price.

However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

**CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained.

Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





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