



**HARTLE LANE,
BELBROUGHTON, STOURBRIDGE DY9 9TN**

Taylors

**HARTLE LANE
BELBROUGHTON
DY9 9TN
GUIDE PRICE: £750,000**

*WELCOME TO 'LOWBOUGH COTTAGE' -
THE PERFECT BLEND OF RUSTIC
CHARM AND CONTEMPORARY LIVING!*

GROUND FLOOR

ENTRANCE HALLWAY - 13' 5" x 12' 3" (4.09m x 3.73m)

GUEST W/C

SITTING ROOM - 15' 9" x 14' 4" (4.80m x 4.37m)

LOUNGE - 15' 4" x 14' 5" (4.67m x 4.39m)

UTILITY ROOM - 8' 7" x 6' 4" (2.61m x 1.93m)

OPEN PLAN LIVING/DINING/KITCHEN -
24' 1" x 17' 4" (7.34m x 5.28m)

FIRST FLOOR

FIRST FLOOR LANDING -

14' 5" x 12' 1" (4.39m x 3.68m)

BEDROOM ONE/MASTER BEDROOM -

14' 6" x 10' 6" (4.42m x 3.20m)

BEDROOM ONE/MASTER BEDROOM ENSUITE -

7' 10" x 4' 6" (2.39m x 1.37m)

BEDROOM TWO - 10' 5" x 10' 4" (3.17m x 3.15m)

BEDROOM THREE - 11' 1" x 7' 1" (3.38m x 2.16m)

BEDROOM FOUR - 11' 2" x 7' 1" (3.40m x 2.16m)

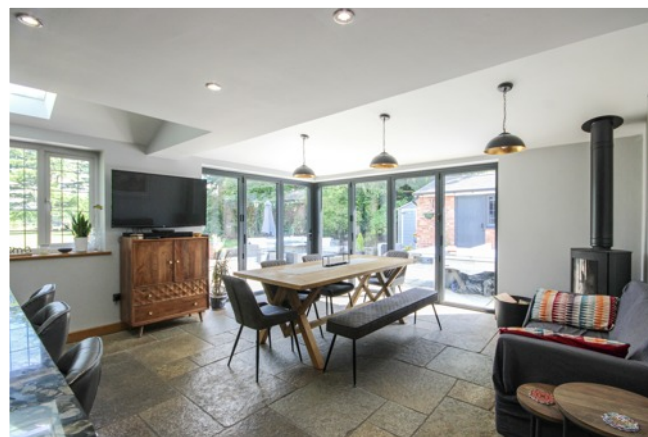
BATHROOM - 10' 8" x 5' 5" (3.25m x 1.65m)

OUTSIDE

GARAGE - 23' 3" x 10' 1" (7.08m x 3.07m)

**ALL MEASUREMENTS TAKEN AT WIDEST
AVAILABLE POINTS**

These particulars are intended as a guide only and must not be relied upon as a statement of fact. ALL MEASUREMENTS HAVE BEEN RECORDED AT THEIR WIDEST AVAILABLE POINTS. Your attention is drawn to the 'Important Notices and Disclaimers' outlined at the end of these particulars.



WELCOME TO 'LOWBOUGH COTTAGE' - THE PERFECT BLEND OF RUSTIC CHARM AND CONTEMPORARY LIVING! Originally dating back to the mid 1700's, this TRULY EXQUISITE EXTENDED FAMILY RESIDENCE has undergone extensive renovations over years gone by, ensuring that it's QUINTESSENTIAL CHARM and CHARACTER remains yet further provides SPECTACULAR CONTEMPORARY ACCOMMODATION. Featuring SMART WI-FI CONTROLLED HEATING, UNDERFLOOR HEATING (in parts), DOUBLE GLAZING and a 'WOW-FACTOR'

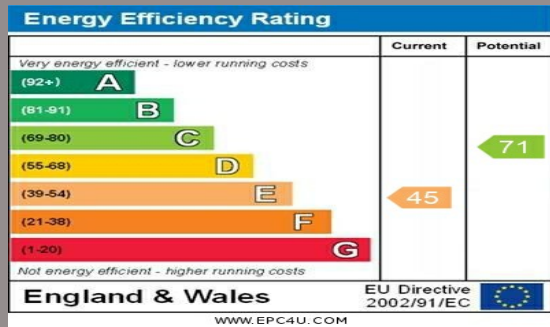
KITCHEN/DINING/LIVING AREA with DOUBLE BI-FOLDS TO GARDEN and FEATURE REAL-WOOD LOG BURNER, this is quite simply a REMARKABLE PERIOD FAMILY HOME. Moreover, located a STONES THROW from the PICTURESQUE BELBROUGHTON VILLAGE hosting village pubs and local shops/services, the property lends itself to CATCHMENTS for SUPERB SCHOOLS, COMMUTER LINKS (A491 to the M5 and Blakedown Train Station) and access to IDYLIC COUNTRYSIDE WALKS. To summarise, the wealth of accommodation is DELIGHTFULLY PLANNED over two floors and comprises in brief; Entrance hallway with guest w/c, store, stairs to first floor accommodation and underfloor heating, formal sitting room, lounge with feature fireplace, utility room with underfloor heating, open-plan living/dining/kitchen with 'real wood' log burner, double bi-fold doors to garden, underfloor heating, integrated appliances, riverbed granite worktops and instant 'cooker tap' (to name a few), pantry store, first floor landing, master bedroom with 'walk-in' wardrobe and ensuite, three further bedrooms and four piece family bathroom. A MOST GENEROUS BLOCK-PAVED DRIVEWAY with DETACHED GARAGE adorns the front aspect, with the rear an ENVIABLE FAR-REACHING MATURE GARDEN SPACE providing SPACIOUS PATIO AREAS for entertaining, together with EXPANSIVE LUSH LAWN backing onto OPEN FIELDS and giving SPECTACULAR VIEWS TOWARDS CLENT HILLS. A viewing is TRULY ESSENTIAL to fully appreciate this RARE and CHARMING EXTENDED FAMILY COTTAGE and therefore do not hesitate to contact Taylors Estate Agents STOURBRIDGE office. Tenure: FREEHOLD. Construction: Standard construction. Electric, LPG and mains drainage all connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Flood Risk: Surface Water High, Rivers and Seas Very Low. Council Tax Band E. EPC E.

TASB 9170D

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.





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We have offices at:

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GARAGE

GROUND FLOOR

FIRST FLOOR

IMPORTANT NOTICES AND DISCLAIMERS: As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions. **ENERGY PERFORMANCE CERTIFICATE (EPC):** a full version can be supplied from any of our offices - free from any charge. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is 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 Taylors branch for advice or confirmation on any points. **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.** Taylors 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. **PROPERTY MISDESCRIPTIONS ACT 1991:** 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 Taylors 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 Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **FLOOR PLAN (provided for guidance only):** Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. The floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. We do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).