



Orchard End
Holy Cross Lane | Belbroughton

LexAllan
Grove *Village*





Orchard End

Holy Cross Lane | Belbroughton

...a secluded village location

Imagine driving home through gates that lead to your own long and private drive that opens up onto two acres of grounds that are an oasis of tranquility.

A perfect family home sits in the secluded grounds, with beautiful views over the

Worcestershire countryside and beyond to the Welsh border.

The spacious reception hall leads you into an amazing and versatile living space with family at its heart. There are areas for wining & dining, entertaining, working and relaxing...

...a perfect family home



Orchard End at a glance

- Four bedroom detached
- Secluded countryside location
- Set in 1.2 acres of grounds
- Beautifully updated
- The countryside and leisure pursuits on your doorstep
- Outstanding primary & secondary schools nearby
- Excellent commuter links to the rest of the UK



Lex Allan Grove loves...

...this truly stunning home in this idyllic village location, versatile accommodation and grounds, that provide something for the whole family and every occasion.





lounge ● dining room

Walk through the open-plan **reception hall** (*below left*) and immediately on the left is the good-sized **dining room** (*right & below right*), ideal for family meals or entertaining and enjoying views over the gardens.

Next on the left is the '**T**' shaped **lounge** (*opposite left*). A light and airy space thanks to the dual-aspect windows to one side and the French doors opening out onto the patio and gardens, with far-reaching views of the countryside to the west.

A Stovax wood-burner gives this beautiful room a more cosy and intimate feel in the late-Autumn and Winter months.





kitchen • utility

To the right of the reception hall lies the stunning **breakfast kitchen** with a centre island, Hayden kitchen ceramic wood-effect flooring (*with underfloor heating*), granite work surfaces and fitted appliances.

There's ample space for a family breakfast table for those less formal gatherings.

The dual-aspect windows to one side and French doors to the other, give this heart of family life excellent natural light.

An open-plan doorway leads to the **utility** (*below right*). The wood-effect flooring continues into this useful area, that has space for an American-style fridge/freezer, integrated washing machine and a door to the rear leading to the gardens.





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master bedroom ● bedroom four ● bathroom

To the right of the **first floor landing** (*below middle*), lies the **master bedroom suite** (*opposite left*).

A beautiful, light room thanks to the picture window overlooking the gardens and the Clent Hills to the north and window to the side looking out to the west.

With fitted wardrobes and a good-sized **en-suite** (*below left*) with walk-in shower, the master bedroom suite is a self-contained space, away from the 'hustle & bustle' of family life.

To the rear of the landing lies **bedroom four** (*right*) with room for twin-beds, a double-bed or a useful study space.

Opposite lies the **family bathroom** (*below right*) with a useful storage cupboard, fitted bath and Velux window.





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bedrooms two & three ● shared en-suite

At the western end of the landing lies **bedroom two** (*opposite & below left*) and **bedroom three** (*right & below right*), both with adjoining doors through to the **'Jack & Jill' bathroom** (*below middle*).

Bedroom two has dual-aspect windows looking out to the west and south of the house. Bedroom three's window overlooks the gardens to the west and a doorway to a useful large storage space (*restricted head height*). Both are spacious double-bedrooms with a light and airy feel.

The 'Jack & Jill' bathroom is well-equipped this a large fitted shower, WC and pedestal hand wash basin.





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gardens ● outbuildings

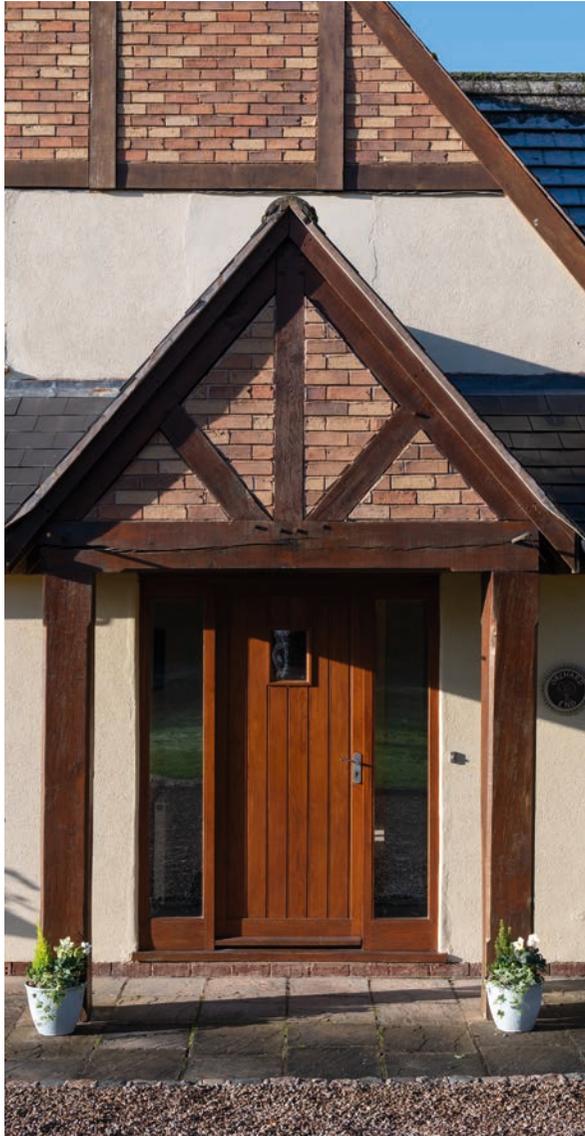
With approximately 1.2 acres of grounds at the end of a private drive, these spacious wrap-around gardens, with their mature borders, patio areas for entertaining and large lawned areas, provide a perfect space for an active family life.

The gardens enjoy unbroken views across the local Worcestershire countryside towards the Welsh border hills, giving excellent privacy despite the open aspect.

The good-sized **garage** (*below right*) has an electrically operated roller-shutter door and houses the separate gardener's toilet.







dimensions

Hallway	
Internal Vestibule	
Kitchen	3.3m x 6.4m (10'9" x 20'11")
Utility	3.9m x 2.3m (12'9" x 7'6")
Downstairs WC	
Dining Room	5m x 3.4m min 3.7m max (16'4" x 11'1" min 12'1" max)
'L' Shaped Lounge	7.9m max 2.8m min x 7.5m max 2.6m min (25'11" max 9'2" min x 24'7" max 8'6" min)
Landing	
Bedroom One	4.6m x 3.3m into wardrobes (15'11" x 10'9" into wardrobes)
En-suite	
Bathroom	
Bedroom Two	3.4m x 3.6m (11'1" x 11'9")
'Jack & Jill' Bathroom	
Bedroom Three	3.3m x 3.8m (10'9" x 12'5")
Storage Cupboard	1.5m x 2.4m (4'11" x 7'10") Agents Note: Restricted head height.
Bedroom Four	3.4m x 3.5m (11'1" x 11'5") Agents Note: Restricted head height.
Garage	6.1m x 6.1m (20' 0" x 20' 0")



ENERGY EFFICIENCY RATING			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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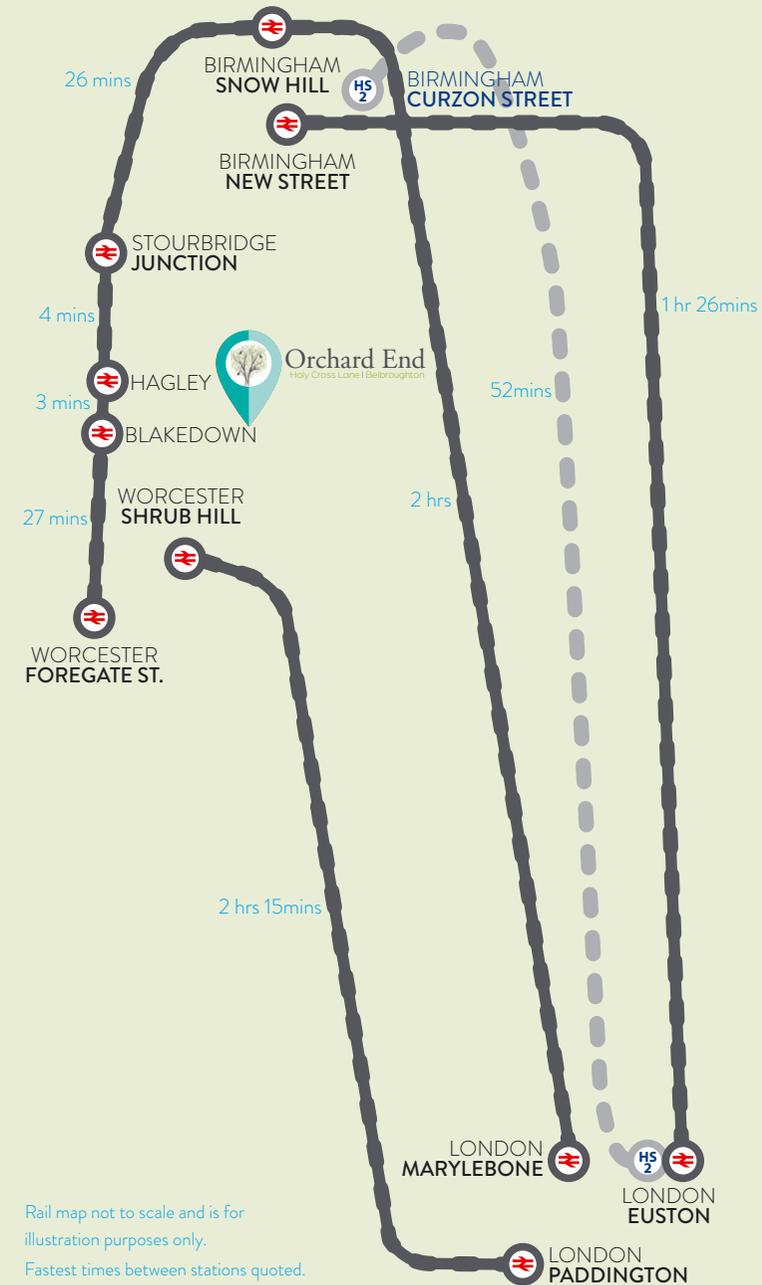
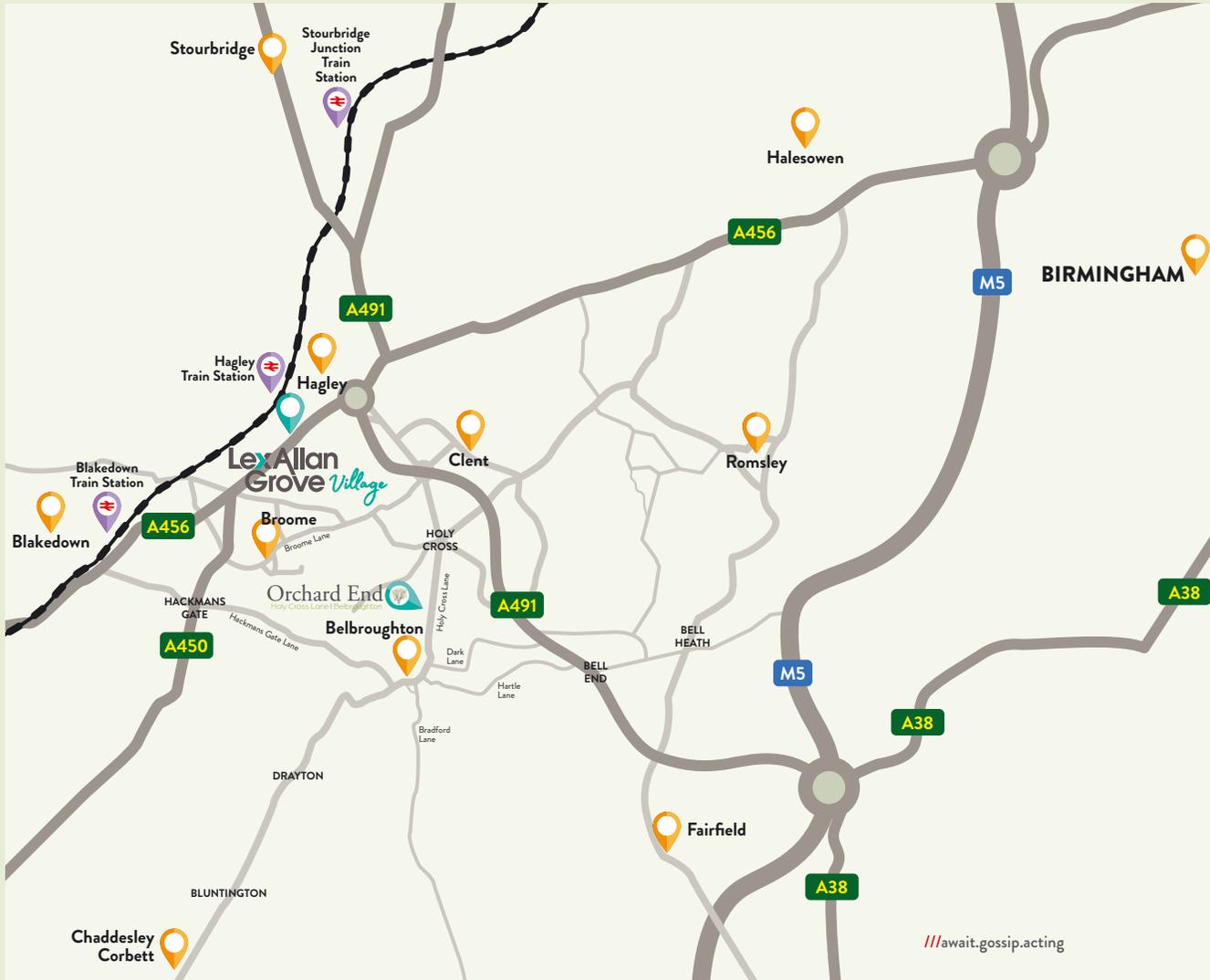


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location

ORCHARD END occupies a private plot, set back from the road in the idyllic and much sought-after Worcestershire village of Belbroughton. It lies in a convenient location for Stourbridge and Hagley centres with Blakedown, Hagley and Stourbridge train stations only a short distance away, giving excellent commuter links for Worcester, Birmingham and beyond. London will be 52 minutes away from Birmingham stations when HS2 opens. The M5 and the Midlands Motorway Network are also within easy reach.

The property lies within catchment of excellent schools at both primary and secondary levels.





AGENT'S NOTE: The property is connected to mains gas, electric, water and sewage. **COUNCIL TAX BAND:** G

TENURE: References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. The property has a Septic Tank. A buyer is advised to obtain verification from their solicitor.

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REFERRAL FEES: We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



Lex Allan Grove Village Estate Agents
129 Worcester Road, Hagley, Worcestershire DY9 0NN
01562 270270 lexallangrove.com hagley@lexallangrove.com

