



# The Homestead

Madeley Road | Belbroughton | Worcestershire | DY9 9XA

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# The Homestead.

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**Nestled on Madeley Road on the edge of the charming village of Belbroughton, The Homestead is a remarkable six-bedroom residence that promises a luxurious lifestyle. This exceptional property has been thoughtfully remodelled and designed by Kevin Singh, the esteemed Head of Architecture at Manchester School of Architecture.**

As you step inside, you will be greeted by the 'jaw dropping' bespoke kitchen living open plan space and further reception room that offers a perfect blend of comfort and elegance, ideal for both entertaining guests and enjoying quiet family moments. In addition to the six generous bedrooms, the home boasts four well-appointed bathrooms, ensuring ample convenience for residents and visitors alike.

The architectural detailing throughout the property is nothing short of dramatic, showcasing a modern aesthetic that harmoniously integrates with the expansive living spaces. The state-of-the-art technology incorporated into the design enhances the overall experience, making daily living both effortless and enjoyable.

Set within beautifully landscaped grounds that extend to approximately one acre, The Homestead provides a serene outdoor retreat, perfect for relaxation or outdoor gatherings. This stunning residence is not just a home; it is a lifestyle choice that offers both sophistication and comfort in a picturesque setting.

For those seeking a unique and contemporary living experience in a desirable location, The Homestead is an opportunity not to be missed.







## Approach

Approached via gated sweeping driveway with lawns to either side, ample parking and double garage.

## Entrance Hall

Engineered oak wood flooring throughout with underfloor heating, skylight overhead and fitted bench seat.

## Open Plan Kitchen Living Dining

35'9" max x 19'8" max (10.9m max x 6.0m max)

With engineered oak wood flooring and underfloor heating throughout, bespoke German-made wall and base kitchen units with worksurface over and a matching breakfast island. There are two sinks with boiling water and filtered water taps and various Bosch integrated appliances such as two ovens, combination microwave oven, fridge, freezer, dishwasher and induction hob with integral extractor.

## Open Plan Living Space

22'3" x 18'0" (6.8m x 5.5m)

With floor to ceiling double-glazed windows and bi-fold doors to front and side, engineered oak wood flooring with underfloor heating throughout and doors leading to:

## Cloakroom

With engineered oak wood flooring, a vanity unit with tiled splashback, low level WC and hand wash basin. There is inset lighting, along with fitted wardrobes for storage.

## Utility

12'5" x 7'6" (3.8m x 2.3m)

With engineered oak flooring and underfloor heating, gloss wall and base units with worksurface over, sink with drainage and space and plumbing for white goods.

## Snug

20'8" x 11'9" (6.3m x 3.6m)

Currently used as a snug and playroom, this space has been wired to create a cinema room.

## Boot Room

11'5" x 7'10" (3.5m x 2.4m)

With underfloor heating, sauna and door through into the garage.

## Double Garage

23'11" x 20'0" (7.3m x 6.1m)

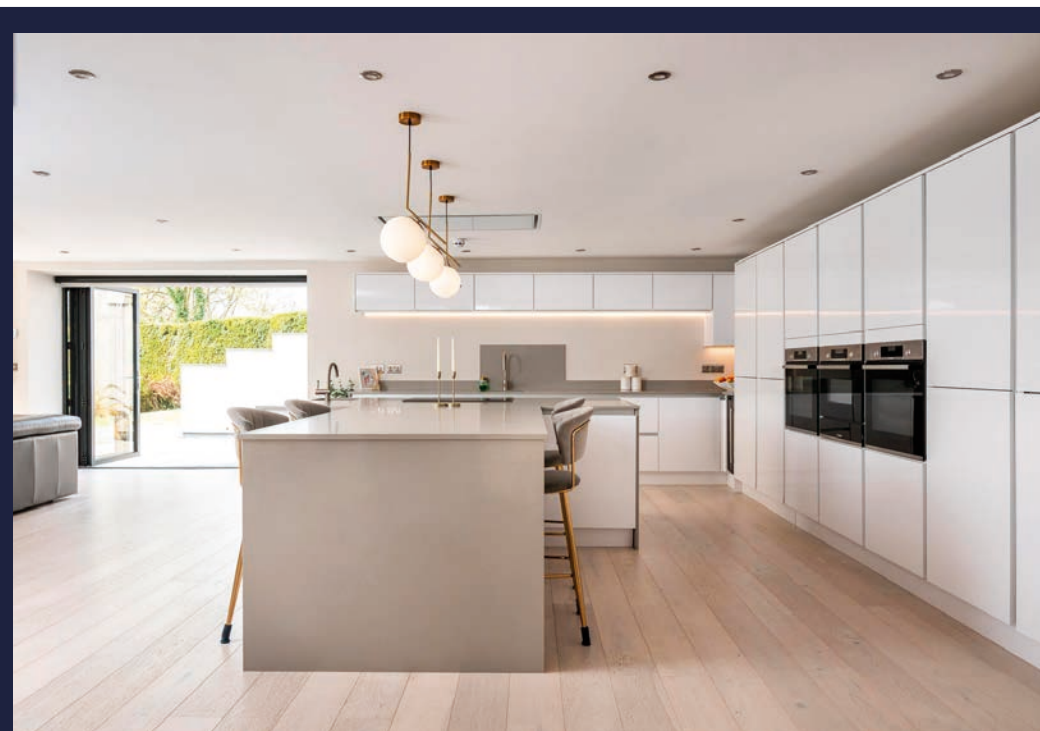
This space is currently used as a gym but offers ample parking. There is heating throughout, lighting overhead and access to a WC.

## WC

With WC and hand wash basin.

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## First Floor Landing

With double height double-glazed windows to front, storage cupboard and doors leading to:

### Main Bedroom *17'4" x 14'1" (5.3m x 4.3m)*

With triple aspect views, bi-fold doors out to the glass balcony and a HVAC system to control room temperature.

### Dressing Area

With bespoke fitted storage and door through into the en-suite.

### En-suite

With obscured double-glazed window to side, Porcelanosa tiling to floor and walls with underfloor heating and central heating radiator. There is a WC, 'His & Hers' hand wash basins and a walk in temperature controlled Mira shower.

### Balcony

Designed by D Wilson Architectural, the balcony features a glass surround, ample space for seating and beautiful views of the grounds.

### Bedroom Two *14'9" x 12'5" (4.5m x 3.8m)*

With double-glazed window to rear and doors out to the garden, central heating radiator and fitted bespoke sliding door wardrobes for storage. Door leads through to the en-suite.

### En-suite

With obscured double-glazed window to rear, central heating radiator and Porcelanosa tiling to floor and walls. There is a fitted vanity unit with hand wash basin, WC and storage, fitted bath and temperature controlled shower cubicle.

### Bedroom Three *17'0" x 14'5" (5.2m x 4.4m)*

With dual-aspect double-glazed windows to side and rear, central heating radiator and fitted wardrobes for storage.

### Bedroom Four *17'0" x 14'1" (5.2m x 4.3m)*

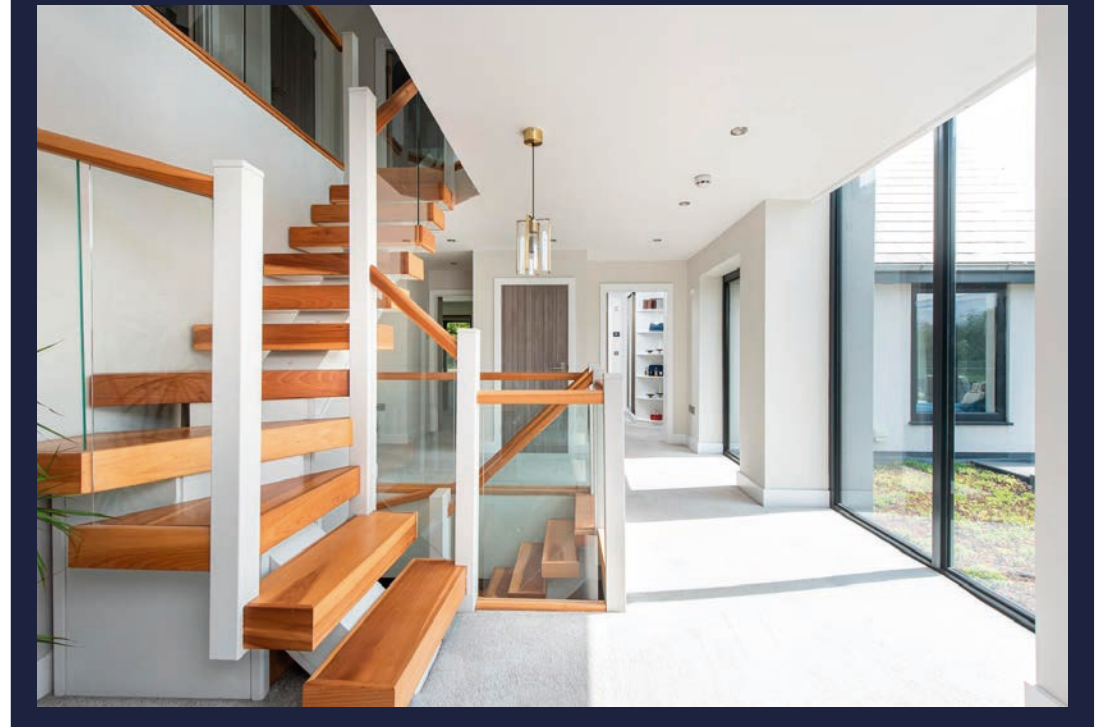
With dual-aspect double-glazed windows to front and side and central heating radiator.

### Office *9'6" x 6'10" max (2.9m x 2.1m max)*

With double-glazed window and door to rear, storage cupboard and space for office furniture.

### House Bathroom

With obscured double-glazed window to rear, central heating towel radiator and Porcelanosa tiling to floor and walls. There is a vanity unit with hand wash basin, WC and storage, along with a fitted bath and walk in shower cubicle.



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## Second Floor Landing

With double height double-glazed window to front and doors leading to:

### Bedroom Five 16'8" max x 17'0" max (5.1m max x 5.2m max)

With Velux balcony window to rear, skylight overhead and door through into the seventh bedroom. *AGENT'S NOTE: Restricted head height due to eaves.*

### Bedroom Seven 18'4" x 11'1" (5.6m x 3.4m)

With skylight overhead and fitted wardrobes for storage.

### Bedroom Six 18'4" max x 15'1" (5.6m max x 4.6m)

With Velux balcony window to rear and skylight overhead, central heating radiator and fitted wardrobes for storage. There is an opening through into the playroom.

*AGENT'S NOTE: Restricted head height due to eaves.*

### Playroom 9'2" x 7'2" (2.8m x 2.2m)

With skylight to side and eaves storage.

### Shower Room

With obscured double-glazed window to rear, central heating radiator and Porcelanosa tiling to floor and walls. There is a WC, vanity with hand wash and shower cubicle.

### Storage 19'4" x 7'6" (5.9m x 2.3m)

With double doors to front out onto the driveway.

### Second Storage 18'8" x 7'6" (5.7m x 2.3m)

With door to the front out onto the driveway.

### Work Space 19'8" x 7'6" (6.0m x 2.3m)

With doors to front, lighting overhead and electric points.

### Gardens

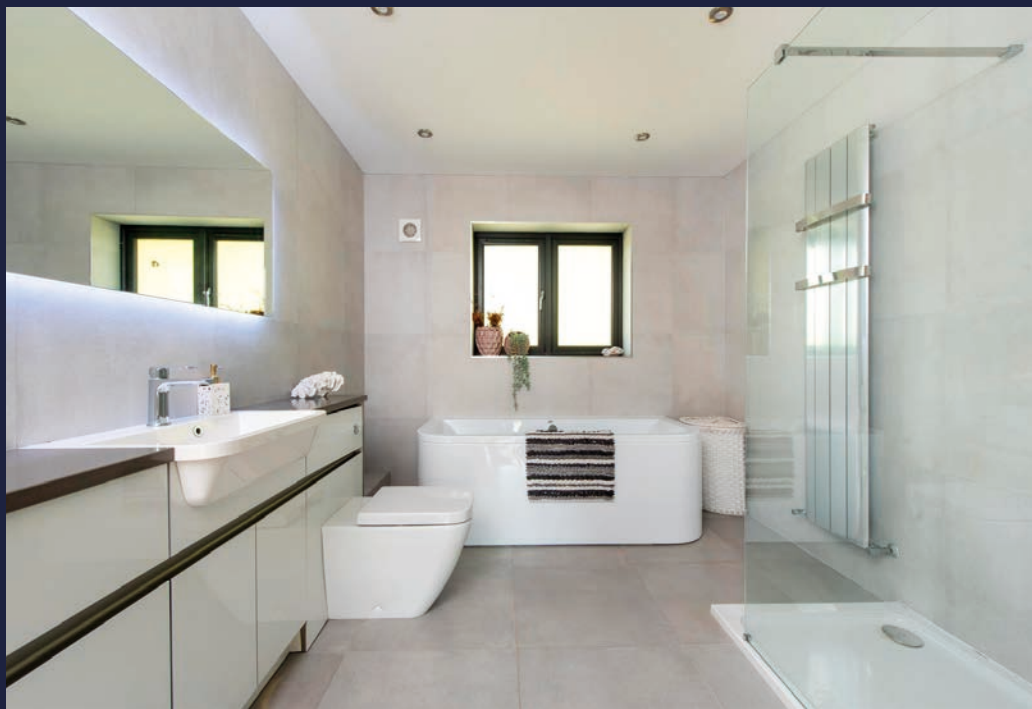
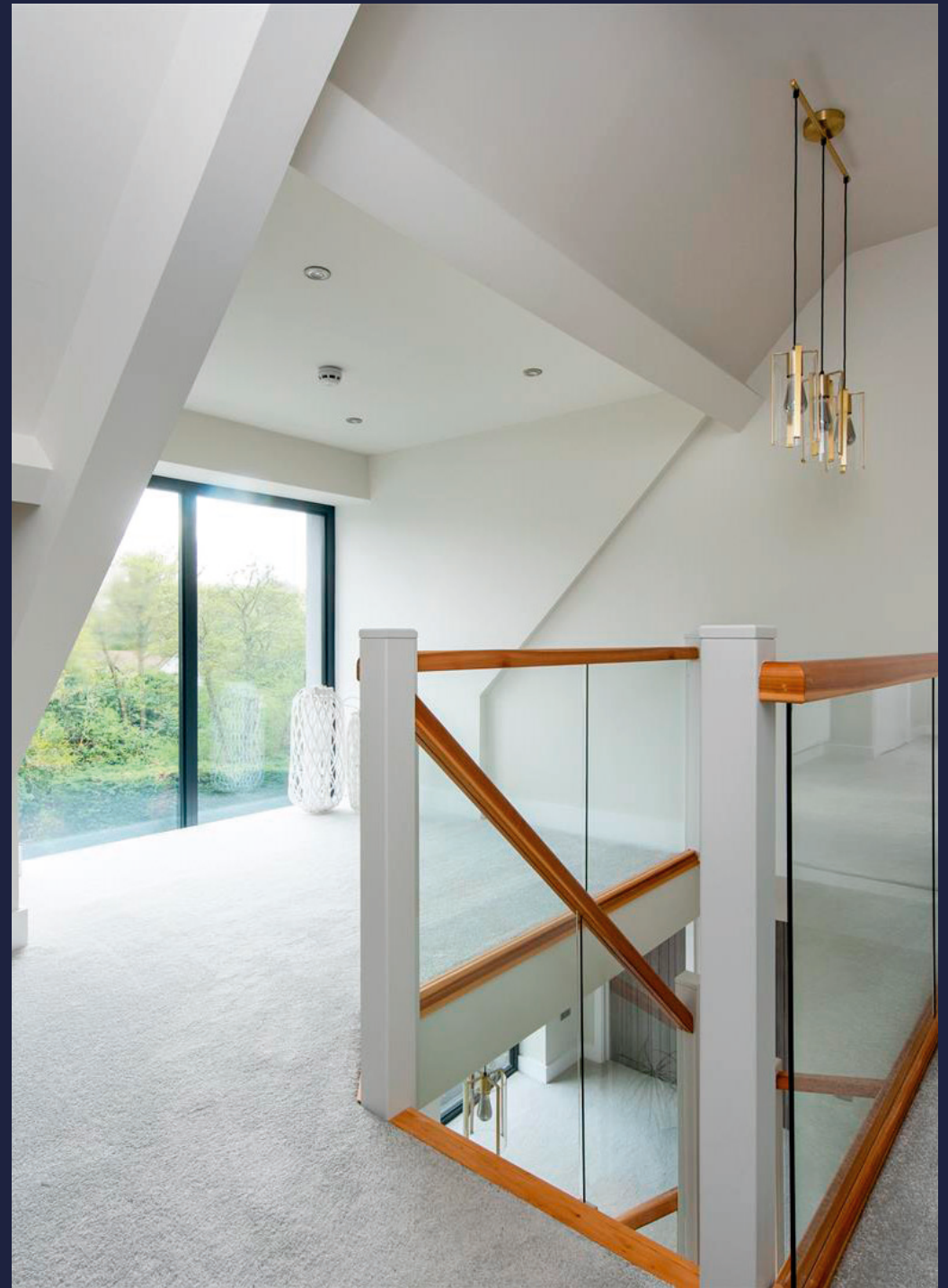
A south facing garden with two large Indian stone paved patio areas, well maintained lawns and mature surrounding shrubs for privacy. To the front of the property is a tiered lawn with stream and bridge at the bottom, ideal for wildlife.

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# Floorplans & EPC.

Ground Floor.



First Floor.



Outbuildings.



Second Floor.

ENERGY EFFICIENCY RATING			
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

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. Made with Metropix ©2026

# Location.

The Homestead, Madeley Road  
Bell Heath, Belbroughton  
Worcestershire DY9 9XA.

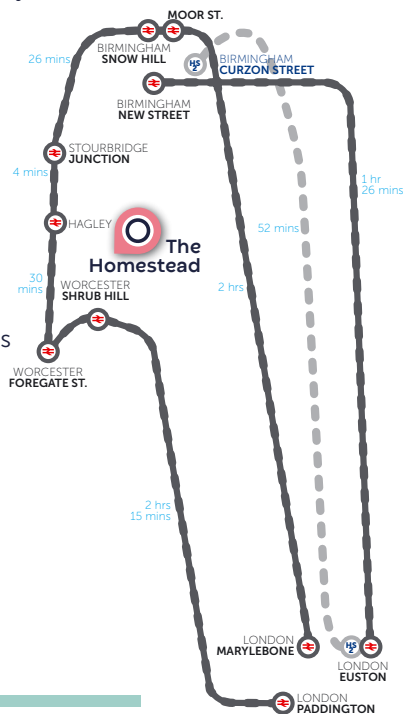
What3Words: ///sudden.same.splash

THE HOMESTEAD is situated in Bell Heath on the outskirts of the highly sought-after village of Belbroughton with far-reaching views of the beautiful Worcestershire countryside.

There is a wide choice of excellent schools at both primary and secondary levels nearby. Countryside walks and a variety of leisure pursuits are also on your doorstep.

The property lies in a convenient location for train links to Worcester, Birmingham and beyond from Hagley and Longbridge train stations.

The M5 junction 4 and the Midlands Motorway Network are also a short drive away.



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**COUNCIL TAX BAND:** G **TENURE:** Freehold - References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor. We are advised the total square footage is 2529 (2678 including below 1.5 metres head height areas).

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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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00. This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.

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Grove Properties Group  
129 Worcester Road, Hagley, Worcestershire DY9 0NN

01562 270270

hagley@grovepropertiesgroup.co.uk

www.grovepropertiesgroup.co.uk

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