



37 Holy Cross Lane

BELBROUGHTON DY9 9SH

Ed Firth

The **North Worcestershire** Property Expert



Substantial Family Home in Village Setting

Offers Over £700,000

An exceptionally spacious 4-bedroom detached home set in the highly desirable village of Belbroughton. Offering extensive and versatile accommodation, generous gardens and gated privacy, this impressive property provides the perfect blend of space, comfort and lifestyle.



*To see video, legal pack and
more information scan QR code*



Situated in the heart of the highly regarded village of Belbroughton, this substantial 4-bedroom detached home offers exceptional space for modern family living. The property enjoys a generous plot providing real scope to adapt and personalise for the future.

Property at a glance

Substantial four-bedroom detached home

Highly sought-after Belbroughton village location

Multiple reception rooms

Two exceptional principal bedrooms

Dedicated home office / study area

Clear potential to create an en-suite or second bathroom

Electric gated entrance

Driveway parking for numerous vehicles

Detached garage

Large private rear garden with patio and decking

EPC Rating: C





The ground floor boasts an abundance of living space including a large lounge, separate living room, dining room, playroom or office and breakfast room, together with a well-appointed kitchen, pantry and utility area. This variety of reception rooms allows the home to adapt easily to changing family needs.

Upstairs are four well-proportioned bedrooms, including two particularly generous principal rooms, along with a dressing room, family bathroom and a dedicated home office/study area.



“It’s rare to find a property that offers this much adaptable space in such a convenient location. It’s a home that works beautifully for growing families.”

Ground Floor

The ground floor provides an exceptional amount of living space, perfect for both everyday family life and entertaining. Each room offers excellent proportions, creating a home that feels both comfortable and practical.

Entrance Hall 1.96m × 4.27m (6'5" × 14'0")

Lavatory 0.31m × 0.86m (1'0" × 2'9")

Living Room 3.26m × 4.05m (10'8" × 13'3")

Dining Room 3.16m × 4.34m (10'4" × 14'2")

Reception Room 7.14m × 4.46m (23'5" × 14'7")

Home Office 3.79m × 2.43m (12'5" × 7'11")

Breakfast Room 3.01m × 3.25m (9'10" × 10'7")

Utility Room 1.6m × 12.38m (5'2" × 40'7")

Kitchen 3.01m × 4.48m (9'10" × 14'8")

Pantry

First Floor

The upstairs layout offers superb flexibility, with ample space for growing families or those needing dedicated work from home accommodation. There is also clear potential to create an additional en-suite and second bathroom if desired.

Master Bedroom 7.14m × 4.53m (23'5" × 14'10")

Dressing Room 3.37m × 4.43m (11'0" × 14'6")

Master Bedroom 2 3.59m × 7.6m (11'9" × 24'11")

Bedroom 3m × 3.56m (9'10" × 11'8")

Bedroom 2m × 3.41m (6'6" × 11'2")

Bathroom 1.9m × 2.56m (6'2" × 8'4")

Study Room 3.01m × 3.59m (9'10" × 11'9")

Outside

Externally, the property is approached via electric entrance gates leading to a private driveway with parking for numerous vehicles and access to the detached garage.

Garage 3.79m × 5.46m (12'5" × 17'10")

To the rear is a large, private garden featuring patio and decking areas, ideal for outdoor dining and entertaining, together with lawned space and useful storage sheds. The outdoor areas provide a peaceful setting perfect for family enjoyment.



The Seller's View

“This has been a wonderful family home for many years and we’ve loved living here. The house offers so much space and flexibility, which has suited us perfectly as our family has grown.

Our favourite room has always been the main living room, it’s such a bright and comfortable space, and we love how it leads straight out into the garden. In the summer we open the doors and it becomes a real extension of the house.

Belbroughton has been a fantastic place to live, with a lovely village community and beautiful countryside all around. We’ve made many happy memories here and hope the next owners enjoy the home just as much as we have.”



“Our favorite room – The Living Room”

Location

Belbroughton is widely regarded as one of Worcestershire's most attractive and desirable villages. With charming local pubs, independent shops and scenic rural walks on the doorstep, the village provides a superb lifestyle setting, while still being within easy reach of Bromsgrove, Stourbridge, Worcester, Birmingham and the wider motorway network.

The village benefits from a well-regarded primary school, making it particularly appealing for families, while the highly respected Haybridge High School in nearby Hagley provides outstanding secondary education. Everyday essentials are close at hand, including a local doctors' surgery, and a village shop and cafe and coffee shop. The perfect balance of rural charm and practical convenience.

Services

Main water, gas and electric

Tenure

Freehold

Local Authority & Tax Band

Bromsgrove District Council
Council Tax band - G

Viewing Arrangements

Viewing strictly by appointment with sole agent
Ed Firth 07889 430820
ed.firth@thepropertyexperts.co.uk

Amenities/Distances

The Village, a short walk

Belbroughton Primary School 0.9 miles

Haybridge School 2.7 miles

Train Station 2.5 miles

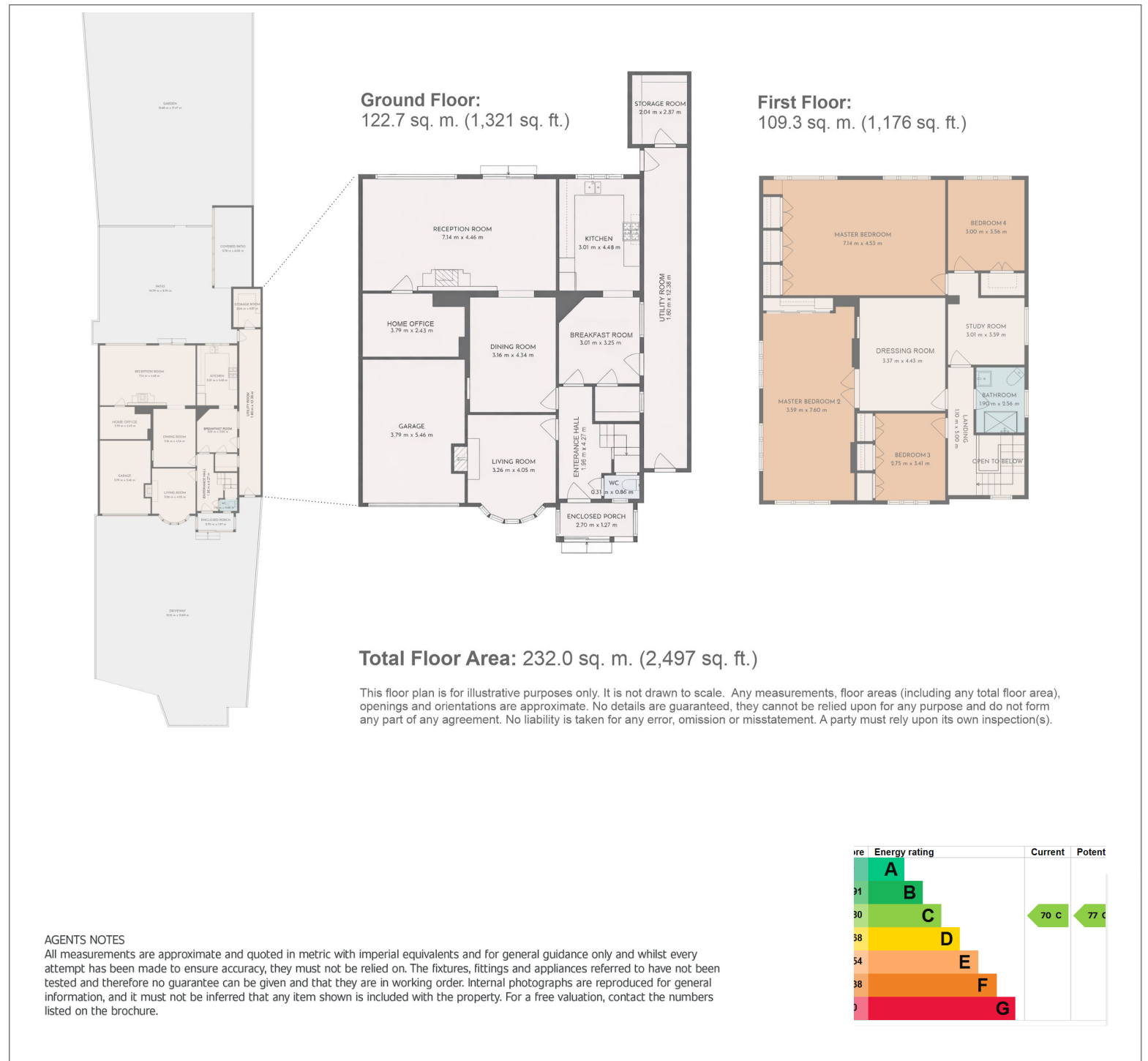
Motorway links 6.6 miles

Airport 25 miles

Nearest Towns 6 miles

Hospital 9 miles

Doctors 0.9 miles





GROUND FLOOR



FIRST FLOOR

About the Area

Belbroughton

Belbroughton is a charming and well established Worcestershire village that continues to attract families and professionals seeking a balance between countryside living and everyday convenience.

The village has a strong community feel, centred around its local primary school, parish church and traditional pubs. Scenic rural walks and open countryside are quite literally on the doorstep, making it ideal for those who enjoy an active outdoor lifestyle.

Despite its peaceful setting, Belbroughton remains well connected to nearby Hagley, Bromsgrove and Stourbridge, providing access to further schooling, rail links and a wider range of amenities while retaining its distinctly village character.



North Worcestershire

North Worcestershire offers an appealing blend of rolling countryside, thriving market towns and excellent connectivity. With easy access to the West Midlands motorway network and rail services into Birmingham, the area is particularly popular with commuters. Combining rural beauty with strong schooling options and modern convenience, it remains one of the region's most desirable places to live.



Plot Size: 0.35 Acres 1,415.00 sq.m



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Ed Firth

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“I’ve engaged Ed’s services for over 20 years, and during that time, he has always delivered with professionalism, reliability, and a personal touch. Whatever the circumstances, Ed makes the process straightforward by taking the time to understand exactly what’s needed and keeping me updated every step of the way.

What I value most is that Ed is approachable and genuinely cares about the outcome. He is always available, whether it’s evenings, weekends, or at short notice, and nothing is ever too much trouble. His knowledge, attention to detail, and proactive approach give me complete confidence every time I work with him.

After two decades of consistent service, I can honestly say Ed goes above and beyond. I wouldn’t hesitate to recommend him to anyone looking for someone they can truly rely on.”

Mark Smith



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