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The **North Worcestershire** Property Expert



# Village Home with Countryside Views

Offers Over £700,000

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Located in the heart of the sought-after village of Belbroughton, this impressive four-bedroom family home offers generous living accommodation in a beautiful countryside setting. Spacious rooms and lovely views across surrounding fields balance village and rural living.

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



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**The property offers spacious and versatile accommodation including a large living room, separate dining room and dedicated ground floor office space. Upstairs, 4 good sized bedrooms, with an en-suite to the master plus balcony overlooking the surrounding countryside.**

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**Property at a glance**

- Sought after Belbroughton village location
- Spacious 4-bedroom family home
- Backing onto open countryside
- Stunning countryside views from bedrooms
- Large living room and separate dining room
- Dedicated ground floor office space
- Principal bedroom with en-suite and balcony
- Driveway parking
- Garden with gate onto countryside footpath
- EPC Rating: E





The ground floor offers generous living space designed for both everyday family life and entertaining. The large living room provides a comfortable setting for relaxing, while the separate dining room creates a wonderful space for family meals and social gatherings.

Upstairs, the principal bedroom benefits from its own en-suite shower room and access to a private balcony overlooking the surrounding countryside. Several of the bedrooms enjoy lovely views across the fields beyond, creating a peaceful and relaxing environment.



“It’s rare to find a home that offers so much adaptable space in such a wonderful village setting, perfect for modern family living and enjoying the countryside on your doorstep.”

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## Ground Floor

The layout of the ground floor also provides excellent flexibility, with a well-positioned kitchen supported by a useful utility room, together with a dedicated home office ideal for remote working. A convenient downstairs WC adds further practicality to the home.

Entrance Hall - 3.11m x 3.94m (10'2" x 12'11")  
Living Room - 5.09m x 6.99m (16'8" x 22'11")  
Dining Room - 5.18m x 4.26m (16'11" x 13'11")  
Office / Study - 4.08m x 2.42m (13'4" x 7'11")  
Kitchen - 2.76m x 4.77m (9'0" x 15'7")  
Utility Room - 3.32m x 3.72m (10'10" x 12'2")  
Cloakroom / WC - 2.22m x 1.65m (7'3" x 5'4")

## First Floor

Upstairs, four well-proportioned bedrooms are arranged around a spacious landing, providing comfortable accommodation for family living. The layout offers flexibility for growing families or those needing additional guest or work-from-home space.

Master Bedroom - 5.40m x 3.80m (17'8" x 12'5")  
Ensuite - 2.37m x 1.50m (7'9" x 4'11")  
Bedroom - 3.85m x 2.43m (12'7" x 7'11")  
Bedroom - 3.12m x 4.07m (10'2" x 13'4")  
Bedroom - 3.85m x 3.17m (12'7" x 10'4")  
Family Bathroom - 2.84m x 1.85m (9'3" x 6'0")

## Outside

To the front, the property is approached via a driveway providing off-road parking and a welcoming arrival to the home.

The generous wraparound garden provides excellent space for relaxing, entertaining and family life, while enjoying a beautiful countryside backdrop. A gate offers direct access onto a public footpath leading out across the surrounding fields allowing beautiful countryside walks directly from the doorstep.. The garden also offers exciting potential for further landscaping or enhancement if desired.



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## The Seller's View

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“One of the things we have loved most about living here is the view from the balcony. Looking out across the fields in the morning or at sunset is incredibly peaceful, and it really gives you a sense of being surrounded by countryside.

The garden has also been a lovely space for us to spend time, especially during the warmer months, and having the gate straight out onto the footpath has been wonderful for walks. Being able to step out of the garden and straight into the fields makes it feel as though the countryside is truly on your doorstep.

Belbroughton itself has been a fantastic village to live in, with a real sense of community and beautiful countryside all around. We've made many happy memories here and hope the next owners enjoy the home and its setting just as much as we have.”



**“Our favourite view from the Balcony”**

## 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. Whilst 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 and electric, and LPG.

## 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 0.4 miles

Haybridge School 3.7 miles

Train Station 3.6 miles

Motorway links 3.6 miles

Airport 24 miles

Nearest Towns 6 miles

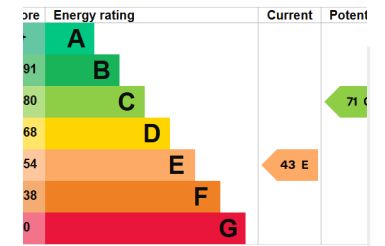
Hospital 9 miles

Doctors 0.3 miles



### AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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# About the Area

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## 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.



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## 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

The **North Worcestershire** Property Expert

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  - Resulting in the maximum price for the seller and a smooth transaction
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