



The
LEE, SHAW
Partnership

Cliff Cottage
1 Church Hill, Belbroughton DY9 0DT

TIMELESS VILLAGE RETREAT



A charming two-bedroom detached period cottage, ideally located in the heart of Belbroughton, yet enjoying a private and secluded setting on Church Hill.

Situated within the conservation area and close to Holy Trinity Church, which dates back to the 13th century, the property is perfectly placed to enjoy village life.

Belbroughton offers a selection of pubs, eateries, schools, and recreational facilities including tennis and cricket clubs, while also providing convenient access to the West Midlands conurbation and the motorway network via Junction 4 of the M5. The surrounding countryside offers a variety of scenic walks.

The property is understood to have originally been a farm worker's cottage, later extended prior to the current owners' purchase in 1986. In more recent years, the kitchen and bathroom have been updated, and the accommodation now comprises two generous double bedrooms, a first-floor bathroom, and on the ground floor a lounge/diner, kitchen, and guest cloakroom. There remains scope for further personalisation and redecoration.



SECLUDED PERIOD CHARM

The property also benefits from double glazing and gas fire central heating.

The property is approached from Church Hill via a short set of steps and a pathway leading to the front entrance. A composite front door opens into a central reception hall with a front-facing window and staircase rising to the first floor. The guest cloakroom is fitted with a low-level WC and vanity wash basin.

The lounge/diner, which was formerly two separate rooms, extends across the front of the house and benefits from a dual aspect with four windows. It provides clearly defined living and dining areas, centred around an oak fireplace with decorative tiling and a gas coal-effect fire.

The kitchen has been modernised with contemporary flush-finish units, woodblock work surfaces, and integrated appliances including an oven, hob, fridge, and freezer, with additional space for a microwave. There is a concealed Worcester boiler, and the window over the sink overlooks a small, landscaped garden area.

On the first floor, the landing benefits from a side window providing natural light. Bedroom one is a through room with views over the garden and distant views beyond. There are also fitted wardrobes. Bedroom two is also a double room with a built-in cupboard. The refitted bathroom is well presented, featuring a freestanding bath with chrome feet and mixer shower attachment, a separate shower, vanity wash basin, low-level WC, chrome heated towel rail, and tiled walls.

A particular feature of the property is the attractive garden, mainly laid to lawn and planted with a variety of established trees and shrubs, including a Cox's Orange Pippin apple tree, plum and pear trees, Acer Griseum, and Silver birch. There are two useful storage sheds, a side gravel pathway, and additional small garden area overlooked by the kitchen. The garden also benefits from an external tap and power socket.

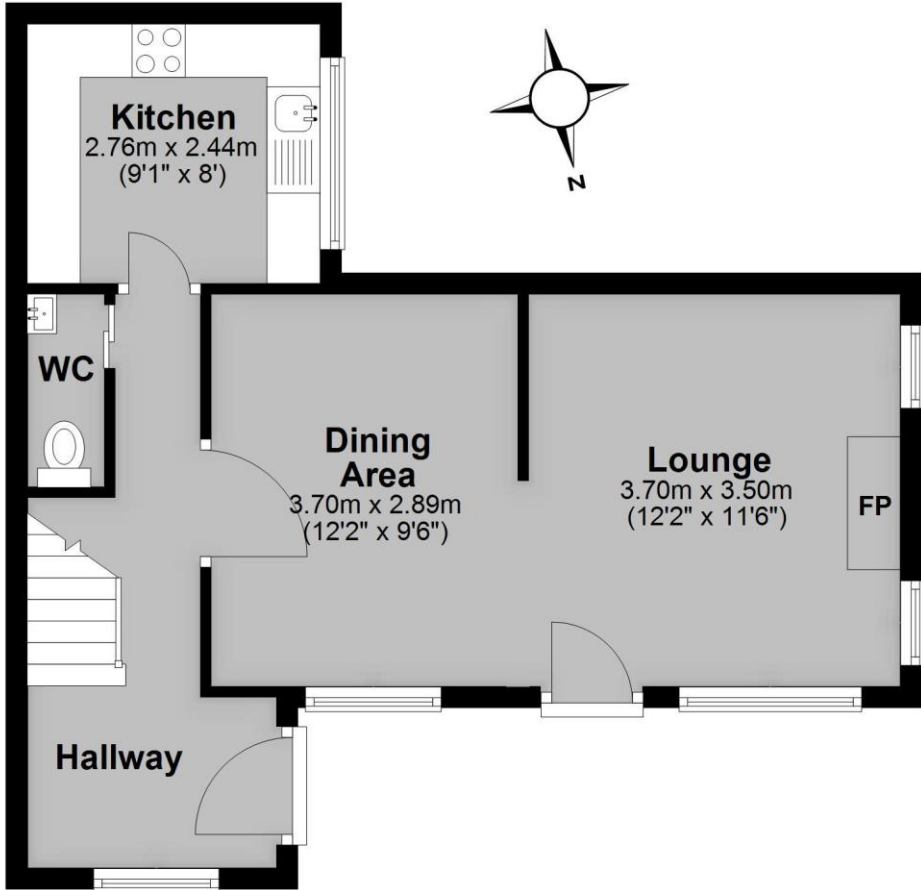


The
LEE, SHAW
Partnership

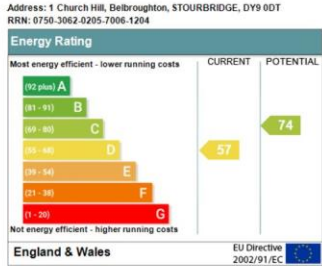
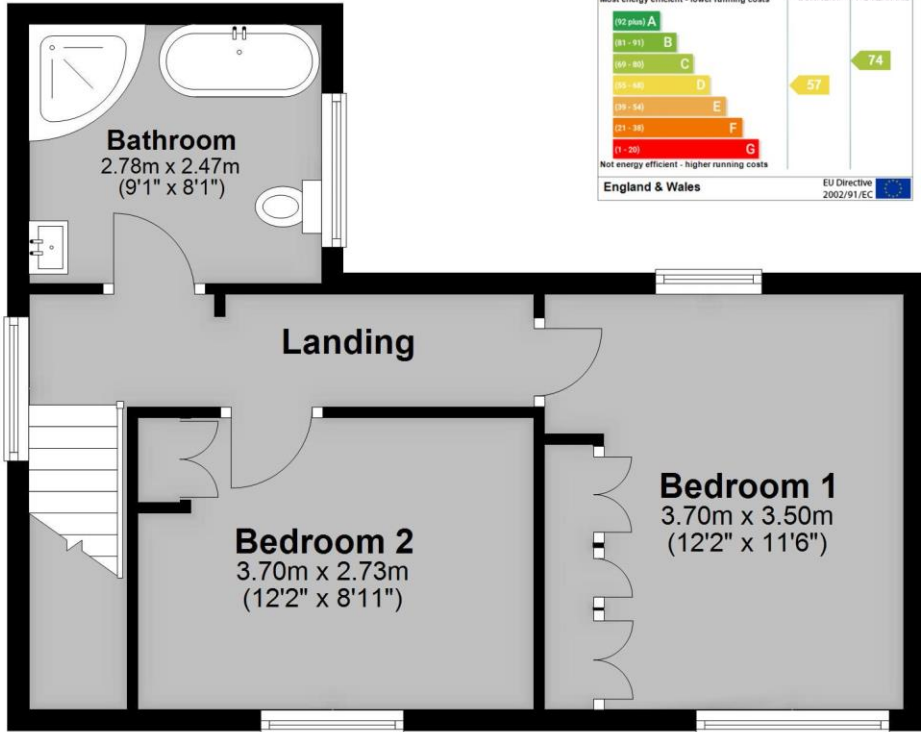
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf



Ground Floor



First Floor



FLOOR PLANS

Total area: approx. 79.7 sq. metres (857.9 sq. feet)

Plan produced using PlanUp.

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

Kempson House, 101 Worcester Road West Hagley,
Worcestershire DY9 0NG

Sales: (01562) 888111
hagley@leeshaw.com
www.leeshaw.com

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions [chehttps://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf](https://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)cks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.