



WYCH ELMS, 62 BELBROUGHTON ROAD

BLAKEDOWN | WORCESTERSHIRE | DY10 3JH





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Kidderminster 4 miles | Worcester 16 miles | Bromsgrove 9 miles | Birmingham 24 miles |
(all mileages are approximate)

AN ELEGANT FOUR BEDROOM DETACHED FAMILY HOME, OCCUPYING A
GENEROUS PLOT.

Attractive detached family home in a sought-after village location

Four bedrooms

Two spacious reception rooms

Useful cellar and detached garage

Convenient for Blakedown railway station and local amenities



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Occupying a generous plot within the highly desirable village of Blakedown, an attractive detached family home offering well-balanced accommodation extending to approximately 1,887 sq ft, including a detached garage and useful cellar. Having been lovingly maintained by the current owners, the property presents an exciting opportunity for purchasers to modernise and create a superb long-term family home in a prime village setting.

SITUATION

Blakedown is a highly regarded Worcestershire village offering an excellent range of everyday amenities including a village shop, public houses, sports club, hairdressers and Blakedown railway station, providing direct services to Birmingham, Worcester and beyond. The nearby town of Kidderminster offers a comprehensive selection of shopping, leisure and educational facilities, whilst the surrounding Worcestershire countryside provides an abundance of walking and recreational opportunities. The property also enjoys excellent road links, making it particularly attractive for commuters.

PROPERTY

The property is entered via an enclosed porch leading into a welcoming entrance hall, where original parquet flooring lies beneath the carpet. The spacious reception room enjoys an attractive bay window overlooking the front garden and provides a comfortable living space centred around a feature fireplace.

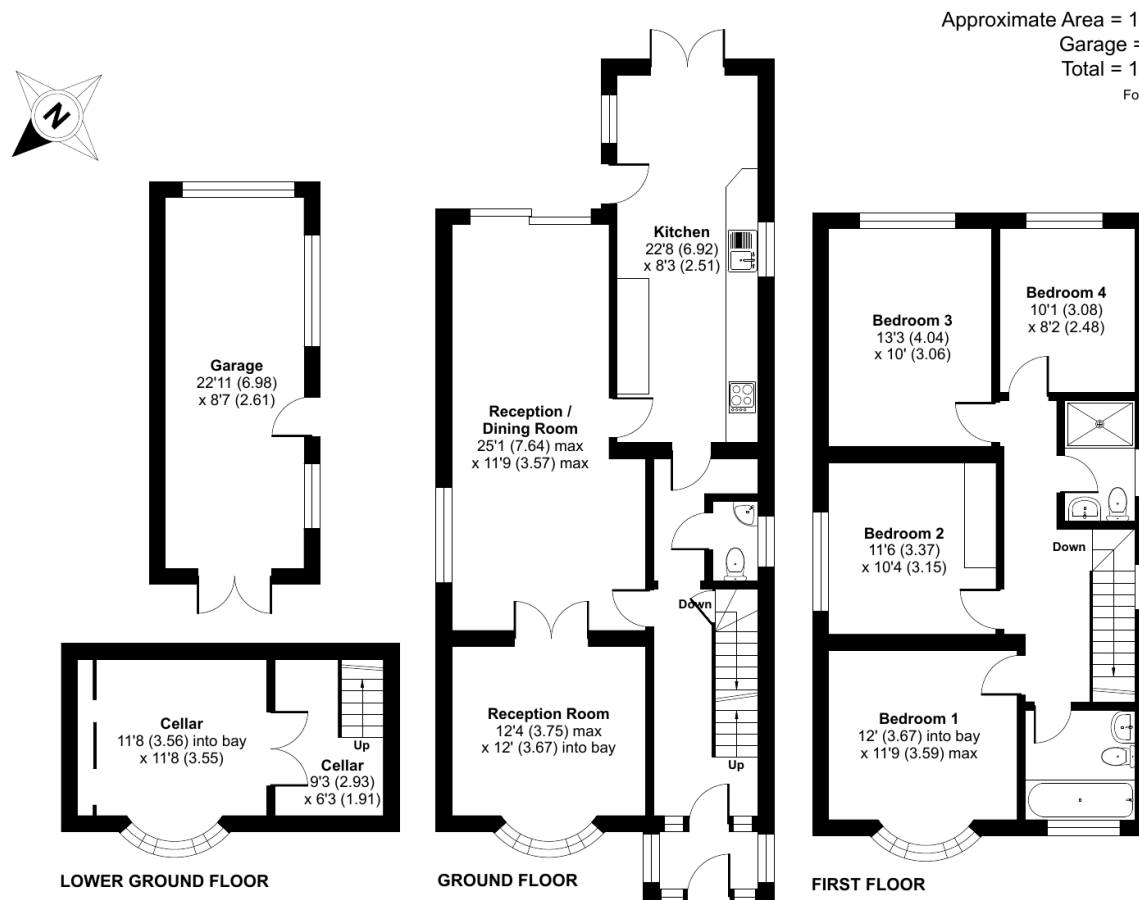
To the rear of the property, the second reception/dining room offers an excellent setting for formal dining, with sliding patio doors opening directly onto the rear garden. The adjoining kitchen is fitted with a comprehensive range of wall and base units, complemented by generous work surface space.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1494207

Double doors give access to the garden, providing an effortless flow between the indoor and outdoor living space.

A convenient ground floor WC and wash hand basin is located off the hallway.

The property further benefits from a useful cellar, approx 18 sq metres, previously used as a games/cinema room and also houses the gas meter.



Approximate Area = 1691 sq ft / 157.1 sq m
Garage = 196 sq ft / 18.2 sq m
Total = 1887 sq ft / 175.3 sq m
For identification only - Not to scale



The first floor provides four well-proportioned bedrooms. The principal bedroom enjoys a charming bay window, whilst the further three bedrooms are both generous in size and offer flexibility for family occupation, guests or home working.

The accommodation is served by a family bathroom fitted with a bath, wash hand basin and WC and a separate shower room with WC and wash hand basin.



While well maintained throughout, the property offers excellent scope for sympathetic updating, allowing purchasers to tailor the property to their own tastes while preserving its attractive proportions and character.

GARDENS

The property occupies a mature and established plot, approached via a gravelled driveway providing ample off-road parking and access to the detached garage.

The rear South West facing gardens are a particular feature of the property, offering a generous lawn interspersed with mature trees and shrubs, creating a high degree of privacy and a peaceful setting.

A paved terrace provides an ideal space for outdoor dining and entertaining, whilst established fruit trees, including two Bramley apple trees and two pear trees, further enhance the garden's appeal.

The detached garage offers excellent storage and workshop facilities, with potential to be converted into a home office or studio, subject to the necessary building regulations.

To the front and rear of the property are beautiful views over the local countryside.

SCHOOLING

The property is well placed for a good range of schooling options, Blue Hoots pre school. Primary education available locally at Blakedown C of E Primary School (approx 10 minute walk) and Hagley Primary school. Secondary education is provided by Wolverley CE and Haybridge Secondary and Sixth Form, whilst independent schooling is available at Heathfield Knoll School and Nursery, Holy Trinity School and Sixth Form Centre and Winterfold School.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property benefits from mains water, electricity, gas and drainage.

None of the services, appliances or electrical systems have been tested by Halls.

LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House,
Finepoint Way, Kidderminster, Worcestershire DY11 7WF

COUNCIL TAX & EPC RATING

Council Tax Band - E
Current EPC Rating - C

DIRECTIONS

W3W ///automatic.buzzer.gifts



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



