



**Egg Lane**

DRAYTON, NR

BELBROUGHTON

Offers Over  
**£400,000**



# Two Bedroom Detached House

## Features.

- TWO DOUBLE BEDROOMS
- LOUNGE AND KITCHEN /DINER WITH INGLENOOK FIREPLACE
- BATHROOM/SHOWER ROOM
- CHARACTER FEATURES THROUGHOUT INCLUDING EXPOSED BEAMS AND LATCH DOORS
- IDYLIC GARDENS WITH STREAM RUNNING THROUGH
- DRIVEWAY AND GARAGE
- NO UPWARD CHAIN
- SITUATED ON THE OUTSKIRTS OF BELBROUGHTON VILLAGE
- IN NEED OF FULL REN OVATION
- CASH BUYERS ONLY

## Description.

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Description: Robbins Nest is a characterful two double bedroom detached house, situated in picturesque Drayton on the outskirts of the sought-after village of Belbroughton. In need of full renovation, the property is ideal for a cash buyer and is offered with no upward chain, idyllic gardens with a stream fed from Drayton Pool flowing through, lounge with views of the gardens, kitchen/diner with an inglenook fireplace and off road parking with driveway and access to a garage.

The character property, which has oil central heating and enjoys exposed beams and latch doors, is approached via a driveway providing off road parking and access to the garage. Once inside, the lounge enjoys fabulous views across the rear garden and stream, whilst a doorway leads into the open plan kitchen/dining room with exposed beams and an inglenook fireplace to the dining area and a quarry tiled floor to the kitchen.

Also situated on the ground floor is double bedroom two with a shower/bathroom area.

A spiral staircase leads up to the master bedroom with exposed beams to the ceiling.

Outside, the property enjoys an idyllic garden with a paved patio overlooking the running stream, lawns with plant and shrubs, and a bridge to a further lawned area.

Situated the semi-rural area of Drayton on the outskirts of the village



of Belbroughton, Robbins Nest Egg enjoys easy access to plenty of countryside walks. The delightful nearby village of Clent offers a variety of amenities including local pubs and eateries. Hagley train station is within a short driving distance. In addition, there is easy access to M5 motorway and Birmingham City Centre is approximately five miles away.

**Room Dimensions:**

Lounge: 23' 0" x 8' 11" (7.03m x 2.74m)

Kitchen: 7' 7" x 14' 8" (2.32m x 4.48m)

Dining Room: 14' 8" x 15' 2" (4.49m x 4.64m)

Bedroom/Shower Room: 24' 11" x 7' 6" (7.60m x 2.30m)

Stairs To First Floor Landing

Master Bedroom: 14' 11" x 14' 11" (4.57m x 4.57m)

En Suite: 7' 3" x 12' 2" (2.21m x 3.72m)



# Egg Lane, Belbroughton

## Ground Floor



## First Floor



Total Area Approx  
101.3 sq m  
1090.4 sq ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

EPC: F

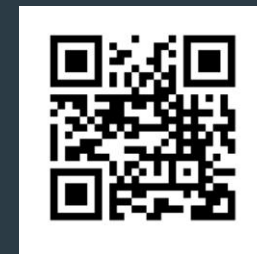
COUNCIL TAX BAND: TBC

TENURE: Freehold

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For more information on this house or to arrange a viewing please call the Bromsgrove office on:

01527 872 479

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Alternatively, you can scan below to view all of the details of this property online.



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