



**Church Hill, Belbroughton, Stourbridge, DY9 0DT**

**welcome to**

**Church Hill, Belbroughton, Stourbridge**

\*\*\*\*A GRADE II LISTED COTTAGE\*\*\*\*POSITIONED IN THE HEART OF BELBROUGHTON\*\*\*\*WALKING DISTANCE TO THE LOCAL SCHOOL\*\*\*\*FULL OF CHARACTER AND CHARM\*\*\*\*FOUR BEDROOMS\*\*\*\*DETACHED DOUBLE GARAGE\*\*\*\*LARGE GARDEN\*\*\*\*VIEWINGS ADVISED\*\*\*\*

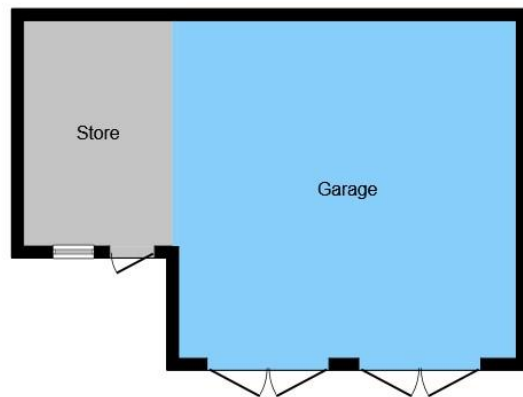




**Ground Floor**



**First Floor**



**Outbuilding**

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Approach

The Cottage is approached via a communal road which is accessed off Church Hill. Sitting on a perfect plot opposite the Church and within walking distance to the Village. Block Paving and Picket Fencing surrounds the property with a low feature wall. The driveway leads to the detached double garage/workshop and garden areas.

## Entrance Porch

Having a wooden door to frontage and side windows. There is tiling to the floor area, a built-in cupboard housing the electrics and glass door that leads through to the Dining Room.

## Snug

14' 9" x 8' 4" ( 4.50m x 2.54m )

Having a double-glazed window to frontage, a ceiling light connection, a central heated radiator, a gas burning stove and beams to the wall areas

## Lounge

15' 1" MAX x 15' INTO RECESS ( 4.60m MAX x 4.57m INTO RECESS )

Having a double-glazed window to front, wall light connections, wooden beams to wall areas, central heated radiator, feature open fire with a slate hearth and stairs to first floor. There is a further access to the snug.

## Dining Room

12' 8" MAX x 11' 6" MAX ( 3.86m MAX x 3.51m MAX )

Having a double glazed window to the front. Wall light connections, beams to the walls and ceiling, central heated radiator, understairs storage, opening through to the lounge area and latched door to the inner hallway.

## Kitchen/Diner

16' 5" MAX x 15' 3" MAX ( 5.00m MAX x 4.65m MAX )

Having front and side facing windows and stable door to courtyard. There is a range of wall and base units with quartz work top surfaces over, having a four ring electric hob, a sink and drainer unit with a mixer tap over, a double oven and grill in a callousing unit with storage, an integrated dishwasher, under surface fridge, ceiling spot lights, wall light connections, two central heated radiators and a feature wine rack. There are beams to the walls and ceiling areas, tiling to the splash prone areas,

Karndean Flooring and doors to the utility and dining rooms.

## Utility

7' 1" x 6' 11" ( 2.16m x 2.11m )

Having a side facing double glazed window, a ceiling light connection a range of wall and base units with work tops over, there is space and plumbing for a washing machine and fridge freezer, a wall mounted cupboard housing the central heated boiler and tiling to the floor area.

## Inner Hallway

Having stairs to the first floor, a side facing window, wall light connections, a door to the study and bathroom.

## Study

13' 7" x 6' 9" ( 4.14m x 2.06m )

Currently used as an office but has been used as Bedroom Five and briefly comprises of having a rear facing window, a wall light connection, and a central heated radiator.

## Cloakroom

Being accessed off the Inner Hallway and having a wall light connection and central heated radiator a low-level W/C and a pedestal wash hand basin with pillar taps over.

## First Floor Landing

Having wall light connections, beams to the wall areas and doors to: -

## Bedroom One

13' 1" PLUS RECESS x 15' 5" MAX ( 3.99m PLUS RECESS x 4.70m MAX )

With a double-glazed window to the front, a wall light connection, a central heated radiator, loft access, beams to the walls and ceiling. built in storage, and bookcase area, there is a door to staircase and to bedroom four and access to the en-suite. Sloped ceiling.

## Bedroom Two

12' 1" MAX x 11' 9" MAX ( 3.68m MAX x 3.58m MAX )

With a front facing double glazed window, wall light connections built in storage area, a central heated radiator, loft access, beams to walls and ceiling and sloped ceiling with restricted height.

## En-Suite

Having a side facing double glazed window, ceiling

light connections, shower cubicle with a glass door, a central heated radiator, Karndean flooring a vanity system with recessed wash hand basin and low-level W/C.

## Bedroom Three

14' 5" MAX x 7' 2" MAX ( 4.39m MAX x 2.18m MAX )

With a side facing double glazed window, wall light connections and central heated radiator, built in storage, sloped ceiling with restricted height and beams to the wall and ceiling areas.

## Bedroom Four

10' 6" MAX x 8' 2" MAX ( 3.20m MAX x 2.49m MAX )

Having a front facing double glazed window, a ceiling light connection, a central heated radiator, beams to the wall and ceiling areas, built in storage and a sloped ceiling with restricted height.

## Bathroom

Having a side facing double glazed window, a wall light connection, a central heated radiator accessibility in storage, a panelled bath with shower attachment over a separate W/C, a shower cubicle and full height tiling.

## Double Garage

26' 6" x 18' 2" MAX ( 8.08m x 5.54m MAX )

Approached via driveway giving access to the garages/workshop and garden area and having a pitched roof, lighting, double doors, workshop area with window and door leading to the garden.

## Garden

With extensive lawns, mature trees and shrubs, a picket fence surrounding the borders and a further garden area with vegetable patch and super views of the Church.



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## Church Hill, Belbroughton, Stourbridge

- STUNNING COTTAGE
- BELBROUGHTON VILLAGE
- FOUR BEDROOMS
- FIVE RECEPTION ROOMS
- TRANQUIL LOCATION

Tenure: Freehold EPC Rating: E

**£750,000**



Please note the marker reflects the postcode not the actual property

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