



Rocky Lane, Bournheath, Bromsgrove, B61 9HX | Offers Over £650,000
Three Bedroom Detached House and One Bedroom Annexe

Features:

- Three Double Bedrooms
- Lounge, Dining Room, Conservatory and Snug
- Well Appointed Kitchen and Utility Room
- En Suite and Main Bathroom with Roll Top Bath
- Self Contained Annexe with Lounge, Kitchen, Double Bedroom and En Suite
- Generous Grounds with Dining/Sitting Area and Lawns with Country Views
- Outbuilding with Car Port, Workshop and Study/Play Room
- Gated Off Road Parking

Summary:

A charming and immaculately presented three double bedroom detached house, offered with gated entrance, generous living accommodation & character features throughout including timber beams and wood latch doors. In addition, the property boasts good sized grounds with a one bedroom self contained annexe, situated in an idyllic position in Bournheath, Bromsgrove.

Description:

The accommodation, in brief, features: Gated Block Paved Driveway, Entrance Hall, Lounge with Brick Built Fire place with Wood Stove & Opening to Sun Room, Kitchen with Range style Cooker & Belfast Sink, Utility Room, Snug with Wood Flooring, Dining Room with French Doors to Rear Garden, Double Bedroom Three, Stairs to Spacious First Floor Landing, Master Bedroom with En Suite, Sun Terrace & Built In Wardrobe, Double Bedroom Two with Built In Wardrobes and Bathroom with Wood Flooring & Freestanding Bath.

In addition, the property offers a separate self-contained annexe comprising; Kitchen, Lounge, Double Bedroom with Eaves Storage & En Suite (Council Tax Band A). While a further outbuilding provides; Car Port, Workshop, Study/Playroom.

Outside:

Outside, the garden enjoys block paving around the property & a dining/sitting area with brick built wood stove, while the remainder is laid to lawn with views across to surrounding countryside.

Location:

Bournheath is a semi-rural village situated north of Bromsgrove. With access to the M5 (junction 4) and M42 (junction 1) Bournheath is an ideal location for commuting to Birmingham and Worcester. With a number of listed buildings and a first school nearby, Bournheath is a much sought after location.



Room Dimensions:

- Hall**
Lounge:
19' 4" x 11' 6" (5.90m x 3.52m)
Conservatory:
11' 6" x 5' 6" (3.52m x 1.70m)
Kitchen:
12' 3" x 9' 2" (3.75m x 2.80m)
Snug:
10' 1" x 9' 6" (3.08m x 2.90m)
Dining Room:
11' 3" x 7' 9" (3.45m x 2.38m)
Bedroom Three:
12' 4" x 12' 3" (3.78m x 3.75m)
Utility Room:
7' 3" x 6' 3" (2.22m x 1.92m)

Stairs To First Floor Landing

- Master Bedroom:**
12' 2" x 11' 3" (3.72m x 3.45m)
En Suite:
11' 3" x 6' 8" (3.45m x 2.05m)
Bedroom Two:
18' 4" x 9' 6" (5.60m x 2.90m)
Bathroom:
12' 3" x 7' 0" (3.75m x 2.15m)
Office:
12' 7" x 9' 10" (3.85m x 3.00m)

- Annex:**
Lounge:
18' 6" x 16' 7" (5.65m x 5.08m) max
Kitchen:
9' 10" x 7' 0" (3.00m x 2.15m) max

Stairs To First Floor Landing

- Bedroom:**
12' 10" x 12' 3" (3.92m x 3.75m) max
En Suite:
9' 2" x 5' 6" (2.80m x 1.70m)

EPC: TBC
Council Tax Band: F
Tenure: Freehold
For more information on Rocky Lane or to arrange a viewing, please call the Bromsgrove Office on 01527 872 479



Rocky Lane, Bournheath

First Floor



First Floor



Ground Floor



Ground Floor



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.

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