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Sales, Lettings, New Homes & Commercial

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Belbroughton
Stourbridge
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**WALTON
&
HIPKISS**

www.waltonandhipkiss.co.uk

A Charming Grade II listed cottage situated in an idyllic location within this sought after Village and having been refurbished to a high standard combining traditional features with contemporary modern comforts and which comprises of the following accommodation:-

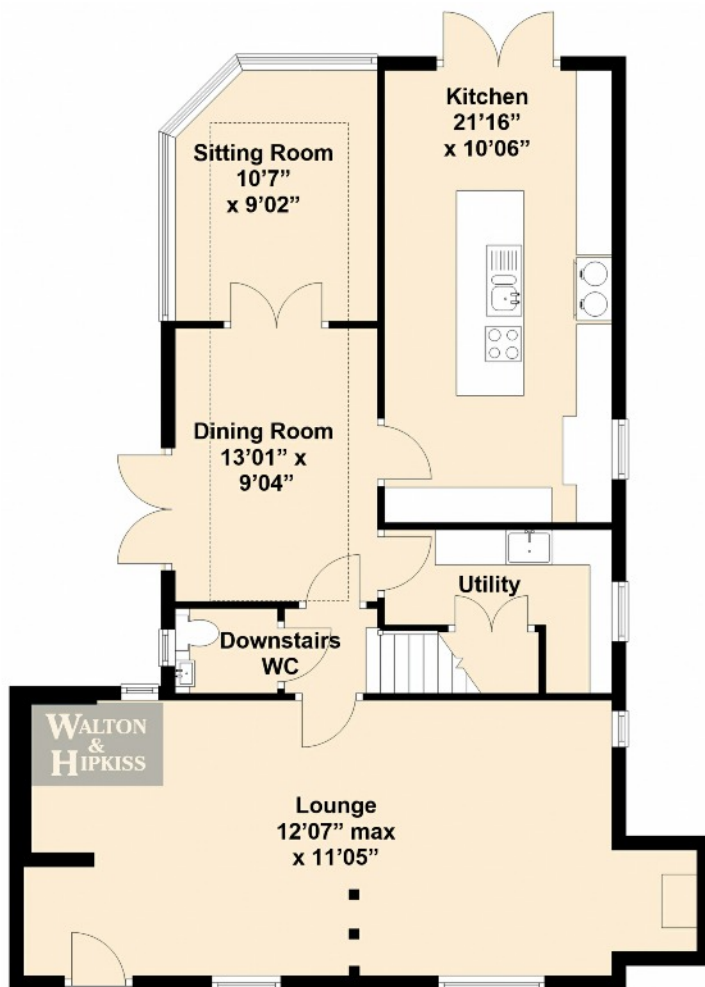
GROUND FLOOR comprises of a spacious living room to the front elevation with exposed timber beams, brick fireplace with wood-burner. Super Dining room which gives access to Conservatory style sitting room overlooking the rear garden. Kitchen position within the heart of the home, with central island induction hob, integrated units which creates a stylish yet practical cooking and dining environment. Utility Room located off the kitchen and which provides laundry and storage. Downstairs w/c. Stairs lead to the

FIRST FLOOR: Landing with Bedroom One to the front elevation a characterful principal bedroom with vaulted ceiling, exposed beams and built-cabinetry being enhanced with with a super en-suite, with contemporary fixtures, Two further bedrooms with feature windows and wood flooring and Family Bathroom being well appointed complete with freestanding bath, contemporary vanity unit and tiled finishes blending modern design with subtle rustic touches.

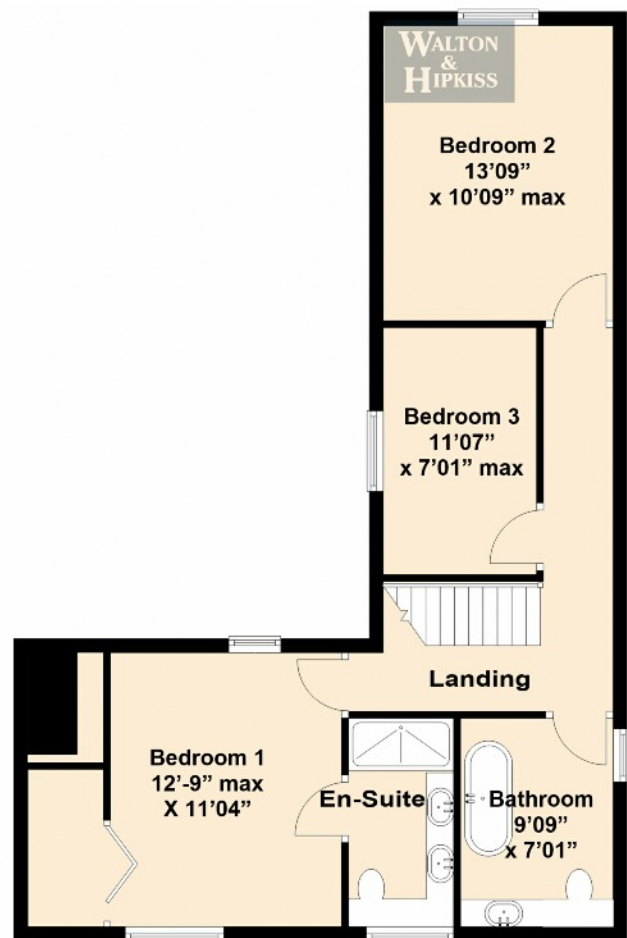
OUTSIDE: To the front the property benefits from a private driveway with ample parking and pathways providing side access on both sides. The **REAR GARDEN** incorporates a raised patio area, further paved seating area and a lawn surrounded by mature planting ideal for outdoor dining. Two garden sheds providing storage.

We understand the waterfall (Mill Pool) and riparian rights upstream beyond the top fall are included.

EPC C



Ground Floor



First Floor

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IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.

All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.

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