



**HARTLE LANE, BELBROUGHTON,
STOURBRIDGE DY9 9TN**

Taylors

71 HARTLE LANE BELBROUGHTON DY9 9TN

*WELCOME TO 'LOWBOUGH
COTTAGE' - THE PERFECT BLEND
OF RUSTIC CHARM AND
CONTEMPORARY LIVING!*

GROUND FLOOR

ENTRANCE HALLWAY - 13' 5" x 12' 3" (4.09m x 3.73m)

GUEST W/C

SITTING ROOM - 15' 9" x 14' 4" (4.80m x 4.37m)

LOUNGE - 15' 4" x 14' 5" (4.67m x 4.39m)

UTILITY ROOM - 8' 7" x 6' 4" (2.61m x 1.93m)

OPEN PLAN LIVING/DINING/KITCHEN -
24' 1" x 17' 4" (7.34m x 5.28m)

FIRST FLOOR

FIRST FLOOR LANDING -

14' 5" x 12' 1" (4.39m x 3.68m)

BEDROOM ONE/MASTER BEDROOM -

14' 6" x 10' 6" (4.42m x 3.20m)

BEDROOM ONE/MASTER BEDROOM ENSUITE -

7' 10" x 4' 6" (2.39m x 1.37m)

BEDROOM TWO - 10' 5" x 10' 4" (3.17m x 3.15m)

BEDROOM THREE - 11' 1" x 7' 1" (3.38m x 2.16m)

BEDROOM FOUR - 11' 2" x 7' 1" (3.40m x 2.16m)

BATHROOM - 10' 8" x 5' 5" (3.25m x 1.65m)

OUTSIDE

GARAGE - 23' 3" x 10' 1" (7.08m x 3.07m)

**ALL MEASUREMENTS TAKEN AT WIDEST
AVAILABLE POINTS**

These particulars are intended as a guide only and must not be relied upon as a statement of fact. ALL MEASUREMENTS HAVE BEEN RECORDED AT THEIR WIDEST AVAILABLE POINTS. Your attention is drawn to the 'Important Notices and Disclaimers' outlined at the end of these particulars.



WELCOME TO 'LOWBOUGH COTTAGE' - THE PERFECT BLEND OF RUSTIC CHARM AND CONTEMPORARY LIVING! Originally dating back to the mid 1700's, this TRULY EXQUISITE EXTENDED FAMILY RESIDENCE has undergone extensive renovations over years gone by, ensuring that it's QUINTESSENTIAL CHARM and CHARACTER remains yet further provides SPECTACULAR CONTEMPORARY ACCOMMODATION. Featuring SMART WI-FI CONTROLLED HEATING, UNDERFLOOR HEATING (in parts),

DOUBLE GLAZING and a 'WOW-FACTOR'

KITCHEN/DINING/LIVING AREA with DOUBLE BI-FOLDS TO GARDEN and FEATURE REAL-WOOD LOG BURNER, this is quite simply a REMARKABLE PERIOD FAMILY HOME. Moreover, located a STONES THROW from the PICTURESQUE BELBROUGHTON VILLAGE hosting village pubs and local shops/services, the property lends itself to CATCHMENTS for SUPERB SCHOOLS, COMMUTER LINKS (A491 to the M5 and Blakedown Train Station) and access to IDYLIC COUNTRYSIDE WALKS. To summarise, the wealth of accommodation is DELIGHTFULLY PLANNED over two floors and comprises in brief; Entrance hallway with guest w/c, store, stairs to first floor accommodation and underfloor heating, formal sitting room, lounge with feature fireplace, utility room with underfloor heating, open-plan living/dining/kitchen with 'real wood' log burner, double bi-fold doors to garden, underfloor heating, integrated appliances, riverbed granite worktops and instant 'cooker tap' (to name a few), pantry store, first floor landing, master bedroom with 'walk-in' wardrobe and ensuite, three further bedrooms and four piece family bathroom. A MOST GENEROUS BLOCK-PAVED DRIVEWAY with DETACHED GARAGE adorns the front aspect, with the rear an ENVIABLE FAR-REACHING MATURE GARDEN SPACE providing SPACIOUS PATIO AREAS for entertaining, together with EXPANSIVE LUSH LAWN backing onto OPEN FIELDS and giving SPECTACULAR VIEWS TOWARDS CLENT HILLS. A viewing is TRULY ESSENTIAL to fully appreciate this RARE and CHARMING EXTENDED FAMILY COTTAGE and therefore do not hesitate to contact Taylors Estate Agents STOURBRIDGE office. Tenure: FREEHOLD. Construction: Standard construction. Electric, LPG and mains drainage all connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Flood Risk: Surface Water High, Rivers and Seas Very Low. Council Tax Band E. EPC E.

TASB 9170D

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

t. 01384 395555

e. stourbridge@taylorsestateagents.co.uk

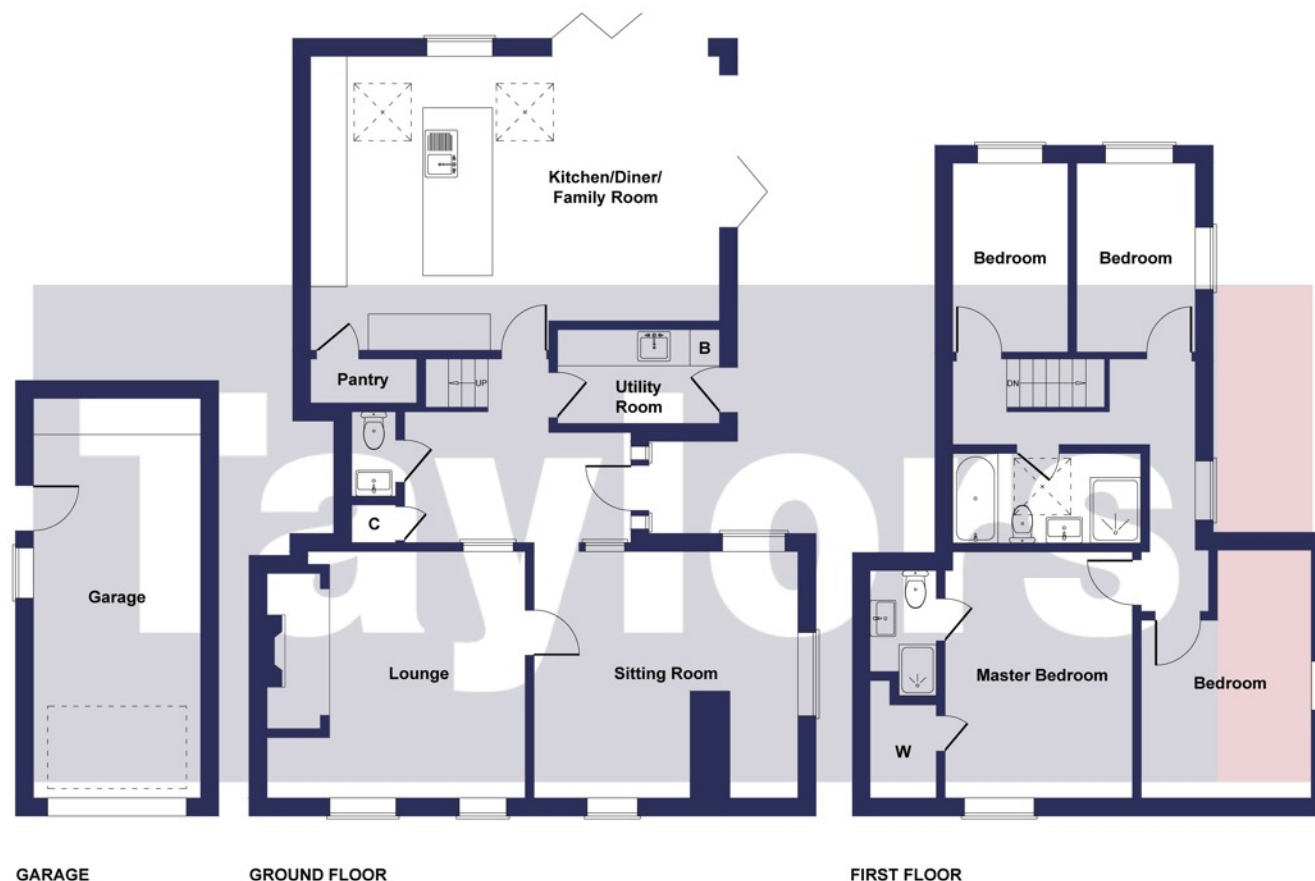
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We have offices at:

KINGSWINFORD HALESOWEN
STOURBRIDGE BRIERLEY HILL SEDGLEY



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