



**12 Glebe Fields,**  
Belbroughton DY9 9TA

**Andrew Grant**



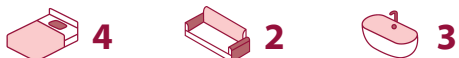




## 12 Glebe Fields,

Belbroughton DY9 9TA

[///trip.arch.pays](http://trip.arch.pays)



**Freehold / 1,413 sq. ft.**  
**Guide Price £600,000**

### KEY FEATURES:

- Exclusive development
- Semi-rural village
- Ample parking
- Home office/study
- Two ensuite shower rooms
- Garage
- Garden
- Cul-de-sac location

The original show home from an exclusive development in the wonderful village of Belbroughton.

The 'Stephenson' from St. Phillips Homes has an emphasis on design and quality, while providing the perfect family home.

On offer is spacious living with French doors to the rear garden, generous bedrooms and underfloor heating throughout. Surrounded by picturesque countryside.

Featuring a home office/playroom, cloakroom, living room, a kitchen diner with integrated appliances, plus a useful utility.

Upstairs there are four bedrooms, two with en suite shower rooms.

There is ample driveway parking, leading to a garage with an electric door and an easily maintained rear garden.



## SITUATION

The Glebe is a small and exclusive development of just nine homes and is conveniently located close to top-rated schools and provides easy access to the Midlands road network. Hagley Train Station is just 4 miles away and Stourbridge Junction 5 miles. Birmingham city centre is 17.5 miles (about a 35 minute drive).

Belbroughton is a thriving, close knit community with a charming high street, perfect for those looking for upmarket semi-rural living.

The village boasts a deli, a post office and corner shop, three public houses, a cricket club, tennis club and a C of E primary school. Bromsgrove, Hagley and Stourbridge are nearby with a wider selection of schooling, supermarkets and shopping facilities.

The area is synonymous with the Clent Hills, just 3 miles away - perfect for outdoor pursuits and countryside walks.

## DESCRIPTION

This home has been designed with many modern lifestyle considerations; the ground floor has gas fired underfloor heating plus there's loft and cavity insulation. Whilst there are still 9 to 8 years remaining on the Build-Zone ten-year structural warranty; an independent and leading industry warranty provider.

The high quality front door with multi-point locking system opens into the inviting hallway with a useful understairs storage cupboard and leading to the home office at the front of the property. This light and bright room has a lovely bay window and could easily be repurposed to a games/hobby room or even a child's playroom. The light and airy sitting room is to the rear and has double doors opening out to the paved patio area and garden beyond. There is also a guest cloakroom.

The kitchen/dining area is our favourite part of this house, fitted with a high-quality Gaddesby kitchen. Providing the best in design, features and fixtures and crafted using the finest quality materials with stainless steel fittings and state of the art appliances. The kitchen features a 1.5 bowl unit, integrated AEG appliances include a dual cavity electric oven, stainless steel gas hob and chimney hood, a low frost fridge freezer and full-size dishwasher. With a peninsula breakfast bar separating the kitchen from the dining area which can easily accommodate a 6-place table and chairs, double doors lead out to the paved patios area which makes this the perfect space for entertaining.















A further door leads to the utility room, fitted with the same cabinets as the kitchen and home to the AEG integrated 7000 Series front load washing machine plus an integrated AEG vented tumble dryer.

Stairs rise to the first-floor galleried landing which has a useful storage cupboard and doors to all rooms.

The family bathroom is both functional and stylish, a place where you can relax in a desirable space which is luxurious with a contemporary finish. Featuring Roca Gap sanitary ware and sleek Porcelanosa tiles, Aqualisa thermostatic shower over bath, glass bath screen and electric heated chrome towel rail.

Bedroom one, the main, is a generous double looking out to the rear, with triple fitted wardrobes and a luxurious ensuite shower room with an Aqualisa Quartz Electric 9.5kW shower and shower cubicle, an electric heated chrome towel rail and the airing cupboard.

Bedroom two also overlooks the rear and is another double, with double fitted wardrobes and a luxurious ensuite shower room fitted to the same specification as the main bedroom.

Bedrooms three and four both look out to the front, three is a double with a double fitted wardrobe and four is a large single.

#### Outside

There are two parking spaces, side storage and a wooden gate to access the rear garden. The rear garden is private and fenced, it has a delightful, paved patio area ideal for entertaining and alfresco dining, opening to the wider turfed and planted garden. There are coach lights with motion sensors to the front and rear.

#### Directions

Find and navigate to the exact location of this property by searching its 3 word address:

[///trip.arch.pays](http://trip.arch.pays)

Using the free what3words app [https://bit.ly/w3w\\_app](https://bit.ly/w3w_app)











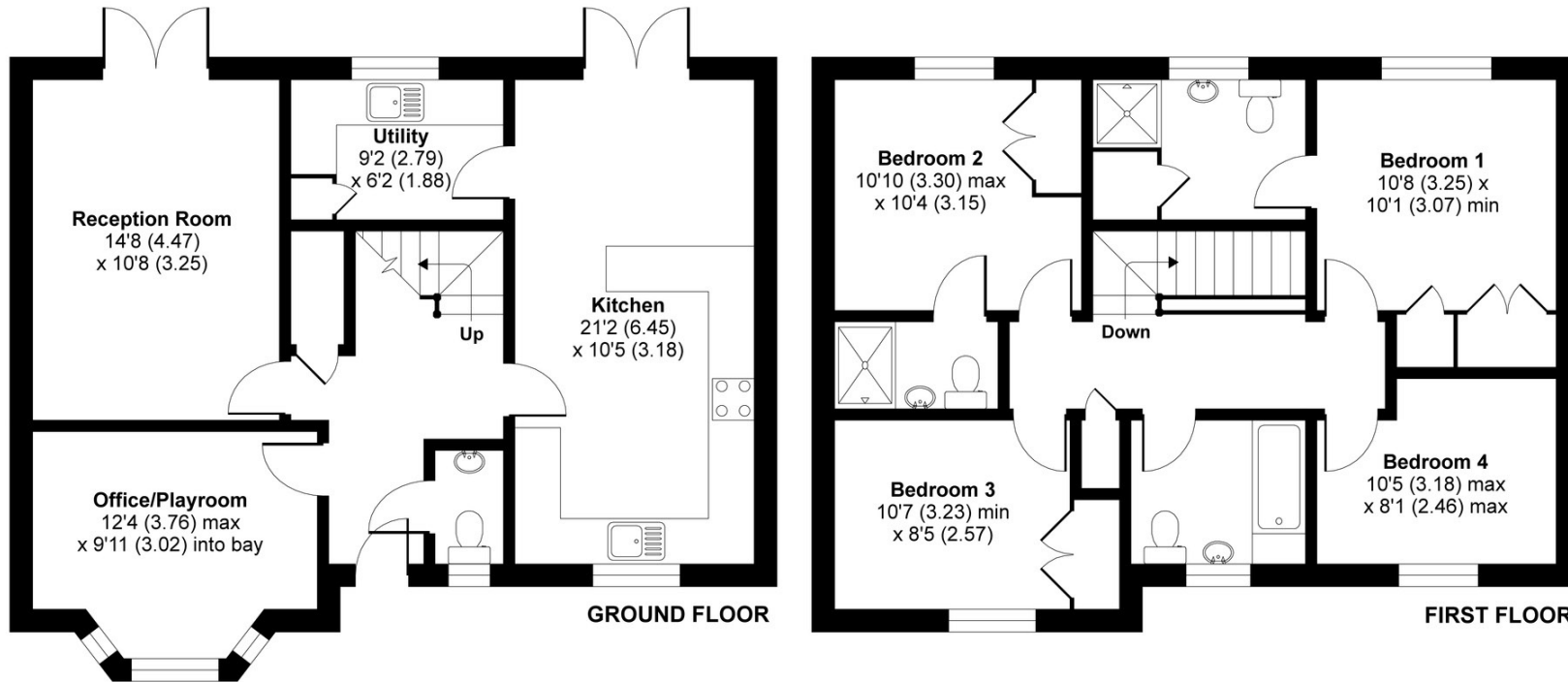




# Glebe Fields, Belbroughton, Stourbridge, DY9

Approximate Area = 1413 sq ft / 131.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Andrew Grant. REF: 706852



**DISCLAIMER:** These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		93
B (81-90)		
C (69-80)		
D (55-68)		
E (49-54)		
F (45-48)		
G (35-44)		
Not energy efficient - higher running costs		
85		
England, Scotland & Wales EU Directive 2002/91/EC		





Andrew Grant  
T: 0330 024 3000  
E: [hello@andrew-grant.co.uk](mailto:hello@andrew-grant.co.uk)

Follow us

