

17 Nash Lane

BELBROUGHTON, DY9 9SW

Offers Over £325,000

Ed Firth

The Property Experts









A beautifully presented two-bedroom mid-terrace home in the sought-after village of Belbroughton. Featuring spacious living accommodation, a stylish bathroom, an enclosed low-maintenance garden and off-road parking.

Property at a glance

Beautifully presented two-bedroom mid-terrace home
Highly sought-after Belbroughton village location
Bright and inviting living room with bay window
Separate dining area with attractive archway
Stylish fitted kitchen with shaker-style cabinetry
Two well-presented bedrooms
Contemporary bathroom with bath and separate shower
Enclosed, low-maintenance rear garden
Block-paved frontage with off-road parking
EPC Rating: C

2 bed · 1 bath · 2 reception







About This Property

A Beautifully Presented Two-Bedroom Village Home.

Situated in the highly desirable village of Belbroughton, this attractive two-bedroom mid-terrace home offers a wonderful combination of comfortable living, modern styling and a convenient village location.

Beautifully presented throughout, the property welcomes you into a bright and inviting living room, with a feature bay window allowing plenty of natural light to fill the space. An attractive archway leads through to the dining area, creating a lovely flow between the two rooms while maintaining separate spaces for relaxing and entertaining.

The fitted kitchen features stylish shaker-style cabinetry, contrasting worktops and attractive tiled splashbacks, offering a practical and appealing space for everyday cooking.

Upstairs, the property offers two well-proportioned bedrooms, both comfortably accommodating double beds. The principal bedroom is particularly appealing, enjoying an attractive outlook across mature trees and neighbouring village rooftops, with glimpses of the rolling Worcestershire countryside beyond. The second bedroom offers excellent flexibility, whether used as a guest room, children's bedroom or home office.

The contemporary family bathroom is a particular highlight, featuring a stylish freestanding-style bath, a separate shower enclosure, modern tiling and a heated towel rail.

Outside, the property benefits from an enclosed, low-maintenance rear garden, predominantly paved to create an inviting space for outdoor dining, entertaining or simply relaxing. To the front, a block-paved area provides off-road parking, subject to confirmation of the parking arrangements.

Location

Belbroughton is one of North Worcestershire's most desirable villages, offering an appealing blend of rural charm and everyday convenience. The village benefits from a welcoming community, traditional pubs, a local primary school and attractive surrounding countryside.

The nearby towns of Stourbridge, Kidderminster and Bromsgrove provide a wider range of shopping, leisure and transport facilities, while the surrounding road network offers convenient access to Birmingham and the wider West Midlands.

Offering an attractive balance of village living, manageable outdoor space and comfortable accommodation, 17 Nash Lane represents an excellent opportunity for first-time buyers, professional couples, downsizers or those simply looking to enjoy life in this popular village.

Freehold










beko

The Seller's View

“We've been lucky enough to call 17 Nash Lane our home for the past eight years, and it's been a lovely place to live.

One of the things we've particularly enjoyed is the balance between being part of a friendly village community and having beautiful countryside right on our doorstep. Belbroughton has a wonderful character, and it's lovely being able to enjoy village life, with local pubs, walks and amenities all close by.

The house itself has been a really comfortable home for us. We love how the living spaces flow together, making it equally suited to quiet evenings at home or having friends and family round. The garden is easy to look after, which means more time to enjoy it rather than spending weekends maintaining it.

One of our favourite features is the view from the main bedroom. Looking out across the village rooftops, mature trees and the countryside beyond is something we've always appreciated.

After eight happy years, we'll certainly miss the house and the village, but we hope the next owners will enjoy making it their home and creating their own memories here.”









Floorplan and Details

Services

Property and Services Information

Mobile Coverage: 4G coverage is available in the area - please check with your provider

Broadband Availability: Superfast broadband (FTTP) is available in the area

Utilities: Mains gas, electricity, mains water and broadband are connected.

https://www.ofcom.org.uk/phones-telecoms-and-internet

Tenure

Freehold

Council Tax

Tax Band C

Bromsgrove District Council Parkside Market Street,

Bromsgrove, Worcestershire, B61 8DA.

Viewing

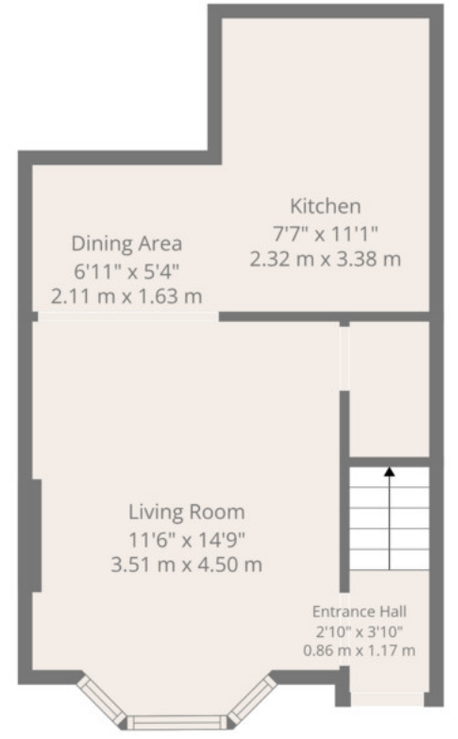
Viewing strictly by appointment with sole agent

Ed Firth 07887 430820

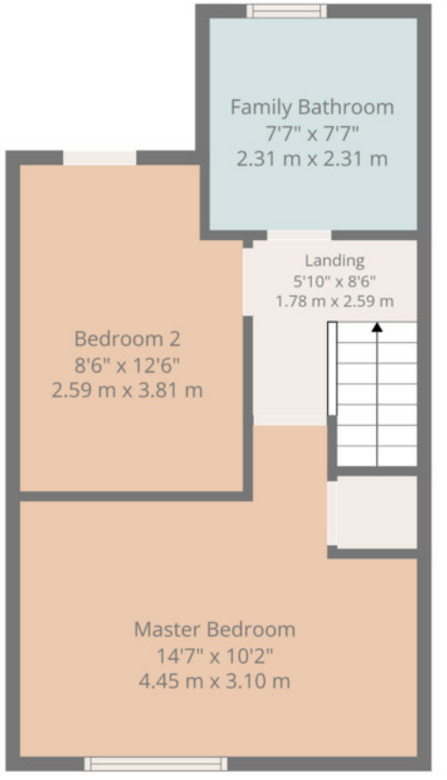
ed.firth@thepropertyexperts.co.uk

EPC Rating

C (77)



Ground Floor



1st Floor

Total: 663 sq. Ft, 61 m2
Ground Floor: 307 sq. Ft, 28 M2, 1st Floor: 356 sq. Ft, 33 m2
Excluded Areas: Low Ceiling: 15 sq. Ft, 1 M2, Walls: 82 sq. Ft, 9 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Belbroughton

Belbroughton village centre and High Street 2 mins walk

Village convenience store and Post Office 2 mins walk

Belbroughton CofE Primary School 0.3miles

Belbroughton Recreation Ground 0.3 miles

The Glebeland GP Surgery 0.3 miles

Hagley Railway Station 3.9 miles

Hagley Catholic High School 4.1 miles

Haybridge High School & Sixth Form 4.1 miles

Blakedown Railway Station 3–3.5 miles

Hagley village 3.2 miles

Stourbridge town centre 5–6 miles

Bromsgrove town centre 6–7 miles

M5 Motorway, Junction 4 Approximately 4–5 miles

Birmingham City Centre 14 miles

Birmingham Airport 25 miles















Ed Firth

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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

I've called this area home for the past 16 years, building not only my life and businesses here, but also a strong understanding of the local property market. Alongside running successful local businesses, I've developed and rented out a number of properties over the years, gaining hands-on experience of what it takes to maximise value and create homes that people love.

What truly sets me apart is the personalised service I offer to every client. Selling a home is one of life's biggest and most stressful decisions, and I make it my mission to take that stress away. From our first conversation through to completion, I'll be your single point of contact, providing honest advice, regular updates, and a service tailored to your needs and circumstances. I pride myself on being approachable, responsive, and proactive, so you'll never be left wondering what's happening next.

My goal is simple: to make your move as smooth and rewarding as possible. I provide a 24/7 personal service, meaning I'm always on hand when you need me. Whether you're selling, buying, or investing, I'll bring my local knowledge, entrepreneurial drive, and personal dedication to ensure the best possible outcome for you.

"I've engaged Ed's services for over 20 years, and during that time, he has always delivered with professionalism, reliability, and a personal touch. Whatever the circumstances, Ed makes the process straightforward by taking the time to understand exactly what's needed and keeping me updated every step of the way.

Mark Smith



The Property Experts

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These particulars are a guide only. Measurements are approximate and nothing here forms part of an offer or contract.