

1 Bellamy Close

BELBROUGHTON, DY9 9AN

£395,000

Ed Firth

The Property Experts









A beautifully presented, modern two-bedroom end-of-terrace home in the heart of Belbroughton village. Featuring a spacious lounge/diner, contemporary kitchen, en-suite, private garden and parking for two cars. EPC B.

Property at a glance

Beautifully Presented Modern End-of-Terrace Home
Prime Position in the Heart of Belbroughton Village
Two Generously Proportioned Double Bedrooms
Principal Bedroom with Contemporary En-Suite
Spacious Lounge/Diner with Feature Fireplace
Stylish Separate Kitchen with Integrated Appliances
Modern Family Bathroom and Ground-Floor WC
Private Enclosed Garden with Paved Seating Areas
Driveway Parking Plus Additional Allocated Space
EPC Rating: B

2 bed · 1 bath · 1 reception







About This Property

Perfectly positioned in the heart of the highly desirable village of Belbroughton, this beautifully presented, modern two-bedroom end-of-terrace home combines the convenience of contemporary living with the charm and character of its traditional Worcestershire surroundings.

Constructed relatively recently and finished to an excellent standard throughout, the property offers thoughtfully arranged accommodation, stylish interiors, a private garden and the considerable benefit of parking for two vehicles.

Stepping inside, a welcoming entrance hallway provides access to the ground-floor accommodation, including a convenient guest cloakroom.

The spacious lounge/diner is a particularly attractive feature of the home, offering a comfortable and versatile setting for both relaxation and entertaining. Beautiful timber flooring extends throughout, while a feature fireplace creates a welcoming focal point. The dining area benefits from windows on two sides, allowing natural light to fill the space and providing an inviting setting for everyday meals or entertaining friends and family.

The separate kitchen has been finished in a contemporary yet timeless style, featuring elegant Shaker-style cabinetry, complementary worktops, integrated cooking appliances and generous storage. Windows on two elevations create a bright and airy environment, while the tiled flooring adds a practical finishing touch.

Upstairs, the accommodation continues to impress. The principal bedroom is a well-proportioned double room, beautifully presented in soft, neutral tones and benefiting from its own modern en-suite shower room.

The second bedroom is another generously sized and versatile room, currently demonstrating how comfortably the space can accommodate bedroom furniture alongside a home-working area.

A stylish family bathroom completes the first-floor accommodation, featuring a contemporary white suite with a bath and overhead shower, vanity washbasin and heated towel rail.

Outside, the property enjoys its own private garden, extending around the side of the house. Predominantly laid to lawn with paved seating areas and established planted borders, it offers an attractive, manageable outdoor space for relaxing, entertaining or enjoying warmer days.

Parking is particularly convenient, with space for one vehicle on the driveway immediately outside the property, together with a further allocated parking space opposite.

Belbroughton is one of North Worcestershire's most sought-after villages, celebrated for its welcoming community, attractive period architecture and beautiful countryside surroundings.

The property enjoys a particularly convenient position within the village, with local amenities, traditional pubs and opportunities for countryside walks close at hand.

Despite its peaceful village atmosphere, Belbroughton remains well placed for access to Hagley, Stourbridge, Bromsgrove and the wider motorway network, making it an appealing choice for those seeking village living without sacrificing connectivity.

Offering modern, low-maintenance accommodation in a wonderful village setting, 1 Bellamy Close represents an excellent opportunity for first-time buyers, downsizers or anyone looking to enjoy the very best of contemporary village life.

Tenure: Freehold

Estate Management Charge: Currently £410 per annum.

The property is situated on a private road, with an annual estate management charge contributing towards the maintenance of the road and communal landscaped areas.











The Seller's View

We've really enjoyed our time living at Bellamy Close. Being right in the middle of the village has been one of the best things about living here. It's lovely being able to pop to the shop, walk to the pub for a drink or head out into the countryside without having to get in the car.

Belbroughton has a lovely community feel, and there's always a friendly face when you're out and about. It's one of those places where you quickly feel at home.

The house has been really easy to live in, and we've enjoyed having somewhere modern and comfortable that doesn't need a lot of looking after. The lounge is a lovely place to unwind, especially during the winter months, and having the second bedroom as somewhere to work from home has been really useful.

The garden is a lovely little spot to sit out with a coffee or a glass of wine when the weather is nice, and having our own parking has made life that much easier.

We'll particularly miss having everything so close by and being part of village life. It's been a lovely place to live, and we hope whoever moves in next will be as happy here as we've been.









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

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Council Tax

Tax Band D

Bromsgrove District Council Parkside Market Street,

Bromsgrove, Worcestershire. B61 8DA

Viewing

Viewing strictly by appointment with sole agent

Ed Firth 07887 430820

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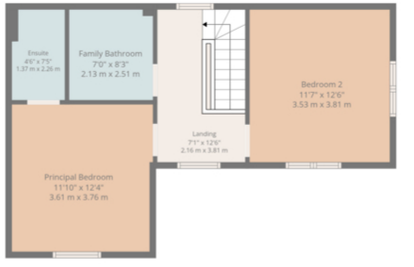
EPC Rating

B (83)



1st Floor



Ground Floor

Total: 950 sq. Ft, 88 m2
Ground Floor: 474 sq. Ft, 44 M2, 1st Floor: 476 sq. Ft, 44 m2
Excluded Areas: Walls: 108 sq. Ft, 10 m2

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

Belbroughton

Belbroughton village centre on your doorstep

Village convenience store and Post Office on your doorstep

Belbroughton CofE Primary School 0.2 miles

Belbroughton Recreation Ground 0.2 miles

The Glebeland GP Surgery 0.2 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 miles

Hagley village 3.2 miles

Stourbridge town centre 6 miles

Bromsgrove town centre 6 miles

M5 Motorway, Junction 4 miles

Birmingham City Centre 14 miles

Birmingham Airport 25 miles















Ed Firth

The North Worcestershire Property Expert

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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.