



81 Hartle Lane

BELBROUGHTON, DY9 9TN

Offers Over £550,000

Ed Firth

The Property Experts



An attractive three-bedroom detached home set within approximately 0.32 acres, featuring spacious living accommodation, a covered carport and extensive mature gardens, all within the sought-after village of Belbroughton.

Property at a glance

Desirable Location in the Heart of Belbroughton Village

Generous Overall Plot of Approximately 0.32 Acres

Extensive Rear Gardens Extending to Approximately 0.30 Acres

Spacious Living Room with French Doors to the Garden

Separate Dining Room and Additional Breakfast Room

Traditional Fitted Kitchen with Direct Garden Access

Three Well-Proportioned Bedrooms

Covered Carport, Generous Patio and Brick-Built Log Store

Separate Utility Room and Ground Floor WC

EPC Rating E

3 bed · 1 bath · 3 reception



About This Property

Set within a generous plot extending to approximately 0.32 acres, this attractive three-bedroom detached home enjoys a wonderfully established garden setting in the sought-after village of Belbroughton. With mature trees, extensive lawns and a wealth of natural greenery, the property offers a lovely sense of privacy and space, complemented by versatile family accommodation and considerable potential for its next owners.

The ground floor provides a welcoming arrangement of living spaces, including a spacious lounge with French doors opening directly onto the garden, creating a delightful connection between the house and its outdoor surroundings. A separate dining room offers an ideal setting for family meals and entertaining, with ample space for a substantial dining table.

The traditional fitted kitchen features timber-fronted cabinetry, generous work surfaces, a range-style cooker and French doors providing further access to the garden. A separate utility room offers valuable additional storage and laundry facilities, while a ground-floor cloakroom adds everyday convenience.

Upstairs, the principal bedroom is a particularly attractive room, enjoying natural light from windows on two elevations and pleasant views across the surrounding mature trees. An extensive range of fitted wardrobes provides excellent storage. The second bedroom is comfortably proportioned, while the third offers flexibility as a bedroom, guest room or home office. A family bathroom completes the first-floor accommodation.

Further practical benefits include a fully boarded loft with lighting, providing excellent additional storage space.

Gardens and Outside

The gardens are undoubtedly one of the property's most appealing features. Extending across much of the approximately 0.32-acre plot, the grounds offer an impressive amount of outdoor space, with established lawns, mature specimen trees and a rich variety of planting creating a wonderfully natural, almost

woodland-like environment.

The generous paved terrace adjoining the house provides an ideal setting for outdoor dining, summer entertaining or simply relaxing while enjoying the surroundings.

Throughout the gardens, established trees and planting provide character, seasonal interest and a sense of seclusion. A traditional brick outbuilding, currently used as a log store, adds a charming and practical feature to the grounds.

A covered carport provides sheltered parking and access to the property, completing an attractive and versatile outdoor arrangement.

A Home with Opportunity

Offering comfortable existing accommodation alongside an unusually generous and established garden setting, this is a property with plenty to offer. Whether enjoying the house as it stands or considering opportunities to personalise and enhance it over time, the combination of space, setting and location makes this an appealing prospect in the heart of Belbroughton.

Freehold





The Seller's View

"What I've always loved about this house is the amount of space you have, particularly outside. The garden is a real feature, with so many established trees and different areas to enjoy. It's lovely watching everything change through the seasons, and there's always something to look at.

I particularly like how the house opens onto the garden. Being able to step straight outside from the lounge or kitchen is something I've really appreciated, especially during the warmer months.

The house itself has plenty of room, whether you're spending time together or want a bit of space to yourself. There's also lots of potential for someone to put their own stamp on it.

I think whoever moves here will really appreciate the garden and the setting. It's what makes the place feel that little bit different."





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: Oil-fired heating, mains electricity, mains water and mains drainage. Broadband connected.

Tenure

Freehold

Council Tax

Tax Band F

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

E (49)



Belbroughton

Belbroughton village centre and High Street 0.4 miles

Village convenience store and Post Office 0.5 miles

Belbroughton CofE Primary School 0.5 miles

Belbroughton Recreation Ground 0.5 miles

The Glebeland Surgery 0.5 miles

Hagley Railway Station 2.7 miles

Hagley Catholic High School 2.8 miles

Haybridge High School & Sixth Form 2.9 miles

Blakedown Railway Station 3–3.5 miles

Hagley village 3–3.5 miles

Stourbridge town centre 5–6 miles

Bromsgrove town centre 6–7 miles

M5 Motorway, Junction 4 Approximately 4–5 miles

Birmingham Airport 24 miles

GP Surgery 0.6 miles







Ed Firth

The **North Worcestershire** Property Expert

☎ 07887 430820

🌐 thepropertyexperts.co.uk

✉ ed.firth@thepropertyexperts.co.uk

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



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me on social media

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

