

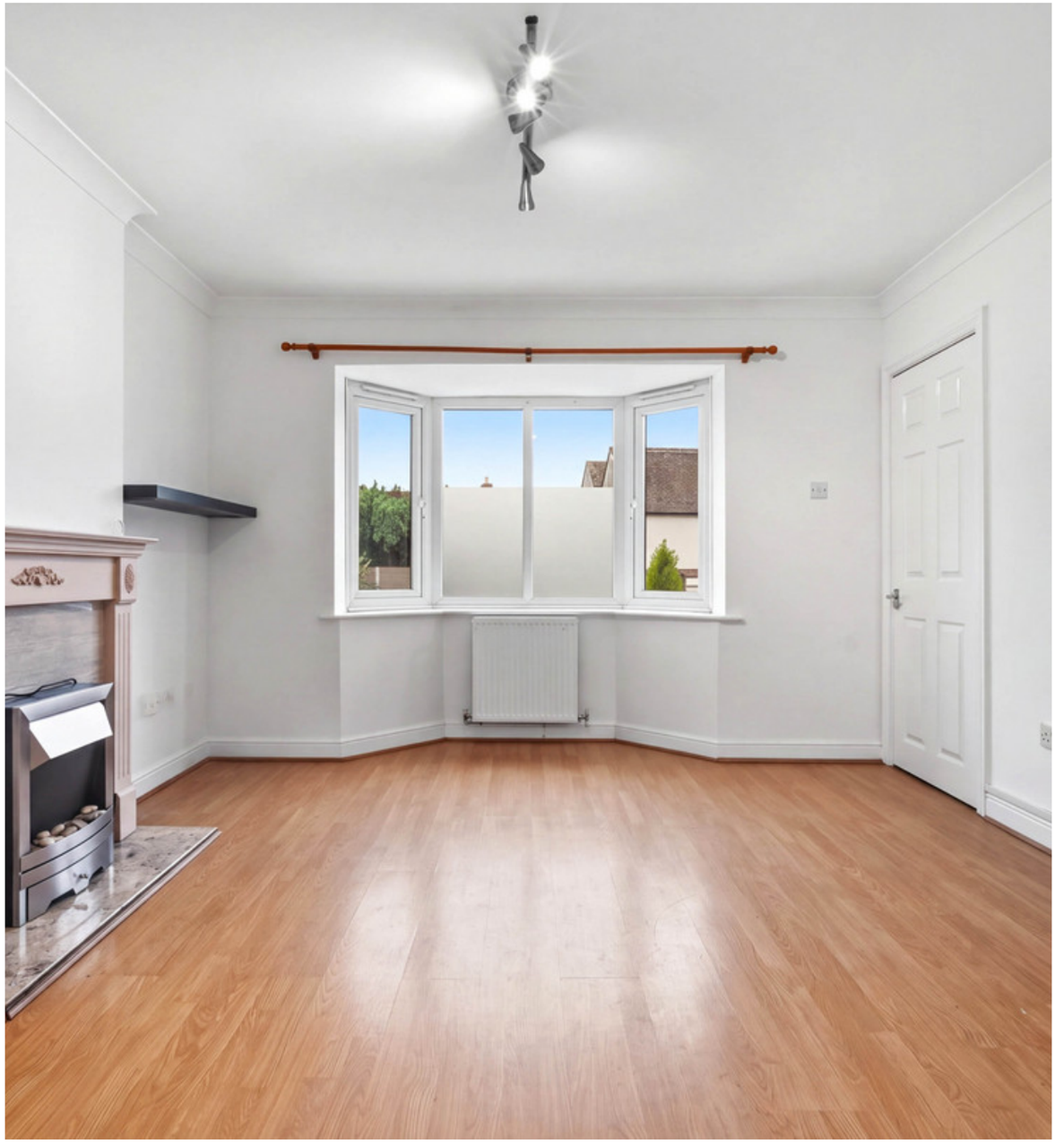
27 Nash Lane

BELBROUGHTON, DY9 9SW

Offers Over £325,000

Ed Firth

The Property Experts









A two-bedroom end-of-terrace home in the sought-after village of Belbroughton, offering a spacious lounge, separate kitchen, side driveway and enclosed rear garden. An excellent opportunity to create a home to your own taste in a desirable

Property at a glance

Two-Bedroom End-of-Terrace Home
Sought-After Belbroughton Village Location
Spacious Lounge with Bay Window
Feature Fireplace and Wood Flooring
Separate Fitted Kitchen
Two Bedrooms and Family Bathroom
Side Driveway Providing Off-Road Parking
Enclosed Rear Garden with Patio and Artificial Lawn
Opportunity to Personalise and Improve
EPC Rating: D

2 bed · 1 bath · 2 reception







About This Property

Situated in the heart of the highly desirable village of Belbroughton, this two-bedroom end-of-terrace home offers an appealing combination of comfortable living accommodation, off-road parking and private outdoor space, with plenty of opportunity for a new owner to make it their own.

The property opens into a welcoming lounge, featuring a bay window that brings natural light into the room, wood-effect flooring and a feature fireplace. An attractive archway leads towards the separate kitchen, which provides a range of fitted cupboards, worktop space and room for further personalisation.

Upstairs, there are two bedrooms, both enjoying a light, neutral finish, together with a family bathroom.

Outside, the property benefits from a driveway to the side, providing valuable off-road parking. The enclosed rear garden offers a practical, low-maintenance outdoor space, with a paved patio, artificial lawn and fenced boundaries, ideal for relaxing or entertaining.

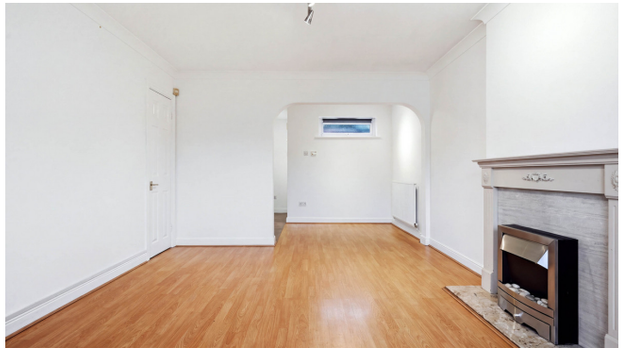
Belbroughton is a particularly attractive Worcestershire village, known for its welcoming community, traditional character and beautiful surrounding countryside. The village offers everyday amenities, including local pubs, a village shop and primary school, while nearby Hagley, Stourbridge and Bromsgrove provide further shopping, schooling and transport connections.

Offering an excellent opportunity for first-time buyers, downsizers or those looking to put their own stamp on a property, this home combines a desirable village location with the added benefits of a driveway and enclosed garden.

Freehold











The Seller's View

A Home with a Family History

“27 Nash Lane has been in our family for many years, having originally been purchased by a previous generation. Although we haven't lived here ourselves, the house has been home to others over the years and has always remained part of our family's story.

Belbroughton is a wonderful place, and we're very fond of the village. It has such a lovely sense of community, with its traditional pubs, village shop and beautiful countryside all close by. It's the sort of place where you can enjoy a quieter pace of life, but still have everything you need within easy reach.

The house has plenty of potential for someone to make it their own. The garden is a lovely space, and having off-road parking is a real bonus.

After so many years in our family, it feels like the right time for someone else to make it their home. We hope the next owners will be very happy here and enjoy everything that Belbroughton has to offer.”









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

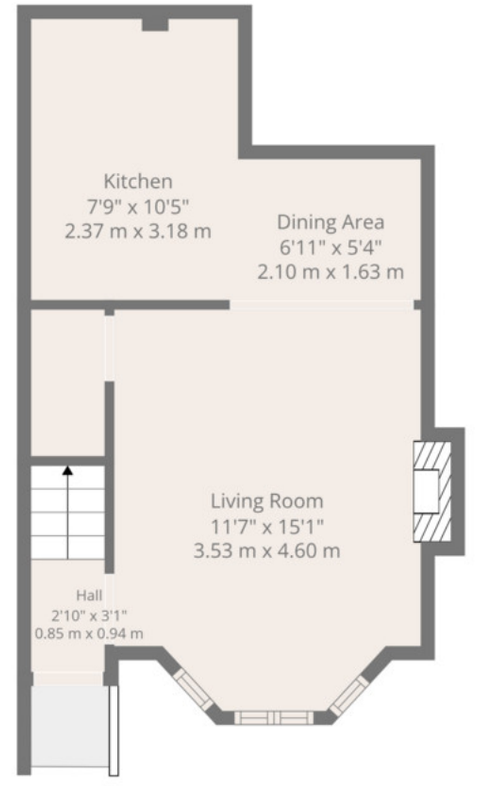
Viewing strictly by appointment with sole agent

Ed Firth 07887 430820

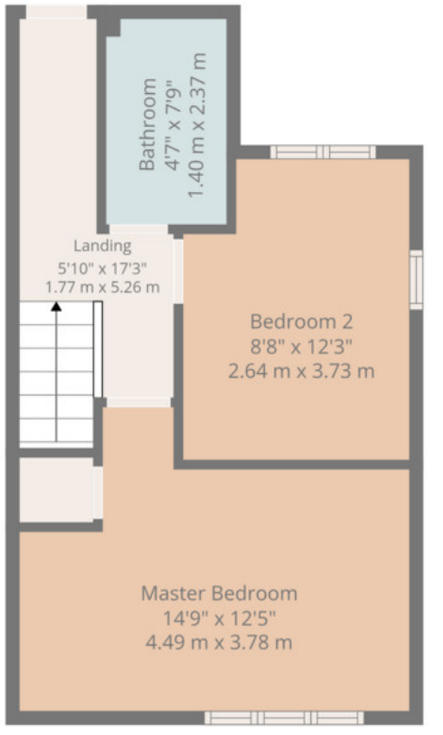
ed.firth@thepropertyexperts.co.uk

EPC Rating

D (68)



Ground Floor



1st Floor

Total: 682 sq. Ft, 63 m2

Ground Floor: 333 sq. Ft, 31 M2, 1st Floor: 349 sq. Ft, 32 m2

Excluded Areas: " ": 9 sq. Ft, 1 M2, Fireplace: 6 sq. Ft, 1 M2, Walls: 82 sq. Ft, 8 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

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.