



**DM&Co.**  
— SALES & LETTINGS —

**Beoley Court Icknield Street  
Redditch, B98 9AL**

Nestled in the charming village of Beoley, this stunning character cottage offers a unique blend of traditional charm and modern comfort. Formed from two original properties and an attached barn, this beautifully presented home boasts an array of delightful features, including exposed beams and log-burning fires, all set against a backdrop of spectacular views. Offered with NO UPWARD CHAIN



## DETAILS

Your Text Here



## OUTSIDE

Your Text Here



## GENERAL INFORMATION

### Planning Permission & Building Regulations:

It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.

**Tenure:** Freehold.

**Services:** All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

**Local Authority:** Worcester Council.

**Council Tax Band:** F

## OTHER SERVICES

DM & Co. Homes are pleased to offer the following services:-

**Residential Lettings:** If you are considering letting your property, please contact the office on 0121 775 0101, Option 2.

**Mortgage Services:** If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## FEATURES

- Spacious Cottage Style Property with Many Original Features
- Two Large Reception Rooms Both with Log Burners
- Breakfast Kitchen with Separate Utility Room
- Principal Bedroom with Dressing Room & En-Suite Bathroom
- Dual Aspect Double Bedroom Two
- Expansive Bedroom Three & Single Bedroom Four
- Private Courtyard with Generous Garden & Shared Paddock
- Single Garage & Ample Driveway Parking for Multiple Vehicles
- Village Location with Open Countryside Views
- No Upward Chain

## SIZE

Total - sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

📞 01564 777 314

@ [dorrige@dmandcohomes.co.uk](mailto:dorrige@dmandcohomes.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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