

AP MORGAN



Beoley Lane, Beoley, Worcestershire
Fixed Price £625,000

Features:

- Grade II listed character property
- Highly sought after position in Beoley Village
- Extensive renovation throughout
- Fitted kitchen/breakfast room
- Four impressive reception rooms
- Four generous double bedrooms with three en-suites
- Private rear garden with summer house
- Block-paved driveway with ample off-road parking space

Description:

*** 2,641 sq.ft. (245.4 sq.m.) *** This Grade II listed property, known as Chimney Pot Cottage, presents a wonderful opportunity to acquire an idyllic family home that has undergone extensive renovation to a high standard. Set in the heart of Beoley Village, the residence spans three storeys, offering generous accommodation filled with character features and charm.

Approached by a private block-paved driveway providing ample off-road parking.

The property's interior welcomes you with an entrance hall that houses a guest WC and a convenient utility space. The ground floor includes a fitted kitchen/breakfast room with integrated electric hob and Belfast sink, a sun lounge with two sets of French Doors providing views and access to the rear garden, a spacious open-plan family room, a generous lounge with a feature Inglenook fireplace and log burner, and a home office.

Ascending to the first floor, you'll find a master bedroom with fitted wardrobes and an en-suite bathroom featuring a luxurious bath, separate shower, wash basin, and WC. Additionally, double bedroom three boasts fitted wardrobes and a modern en-suite shower room. A further staircase leads to the second floor, hosting a second master bedroom (bedroom two) with fitted storage eaves space and an en-suite bathroom offering a distinctive bath, separate shower, wash basin, and WC. Completing this floor is another double bedroom (bedroom four) with a fitted wardrobe.

Outside, the private rear garden features a spacious decked area perfect for outdoor furniture, a well-maintained lawn bordered by mature plants, and a natural woodland backdrop. The garden also includes a fully fitted bar within the summer house.

Situated in Beoley Village, the property offers a rural setting with access to well-regarded local schools, scenic countryside walks, local shops, and the village hall. The nearby village of Alvechurch



provides additional amenities, including two highly regarded schools, a library, vets, doctors' surgery, and a railway station with transport links to Birmingham City Centre.

Agents Note: A recent specialist timber report has assessed the property's roof timbers. It confirms they are structurally sound with no active issues, though it highlights two localized external timber ends requiring a standard protective sealer due to natural weathering. The property is priced to reflect this minor maintenance, and additional information is available upon request.

Details:

Entrance Hall

Guest WC 4' x 5'9" (1.22m x 1.75m)

Utility Room 4' x 5'8" (1.22m x 1.73m)

Kitchen/Breakfast Room 17' x 15'4" (5.18m x 4.67m)

Sun Lounge 7'8" x 27' (2.34m x 8.23m)

Family Room 18'4" x 14'9" (5.6m x 4.5m)

Lounge 18'4" x 19'3" (5.6m x 5.87m)

Home Office 18'4" x 9'8" (5.6m x 2.95m)

Master Bedroom 16'6" x 15'8" (5.03m x 4.78m)

En-Suite (1) 16' x 9'2" (4.88m x 2.8m)

Bedroom Two 16'6" x 15'5" (5.03m x 4.7m)

En-Suite (2) 16'6" x 7'9" (5.03m x 2.36m)

Bedroom Three 16'6" x 12'4" (5.03m x 3.76m)

En-Suite (3) 8'9" x 5'7" (2.67m x 1.7m)

Bedroom Four 17' x 14'9" (5.18m x 4.5m)

EPC Rating: E

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



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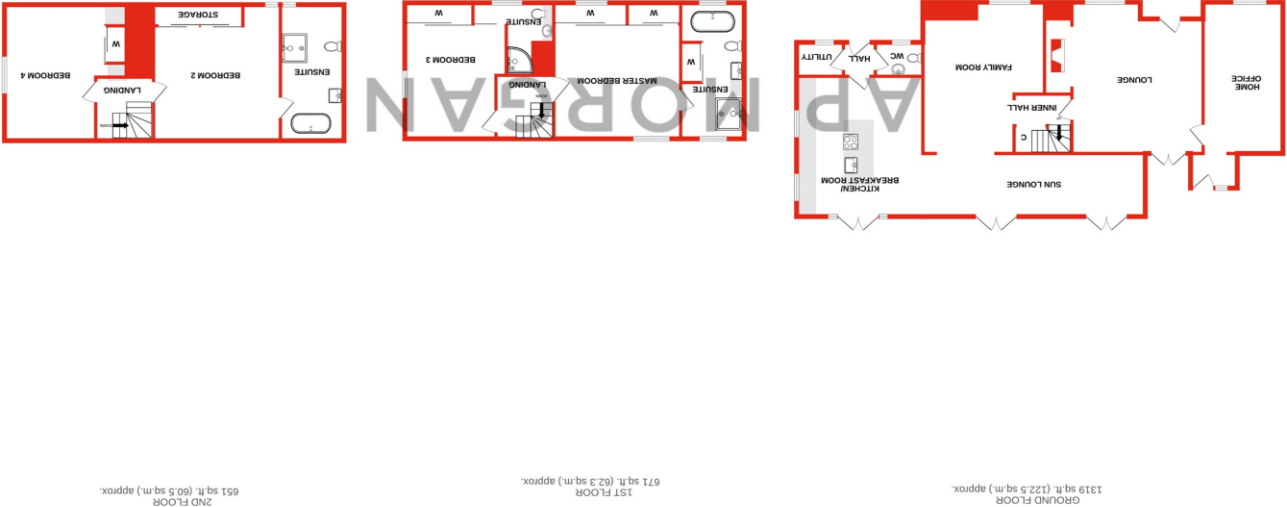
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