

AP MORGAN



St. Leonards Cottage, Beoley, Redditch
Offers in excess of £475,000

Features:

- **OFFERED WITH NO ONWARD CHAIN**
- Detached three bedroom cottage in the village of Beoley
- Three genuine double bedrooms throughout
- Two bathrooms - one up, one down
- Spacious lounge plus a separate snug
- Uninterrupted views over open fields
- Driveway and double garage for parking or storage
- Excellent scope for renovation and personalisation

Description:

Cottage charm. Field views. No onward chain. As rare as it sounds.

Some homes rarely come to market, and this is one of them. St. Leonards Cottage sits in the village of Beoley, a detached three-bedroom home with far-reaching views over open fields and not another rooftop in sight. Inside, you'll find a spacious lounge, a separate snug, and three genuine double bedrooms, all with bags of scope to make it your own. Set back with a driveway and double garage, sitting on in a large plot with vegetable patch and lawns, offered with no onward chain, this is a rare chance to put your own stamp on a much-loved family home.

We asked them what made them buy it...

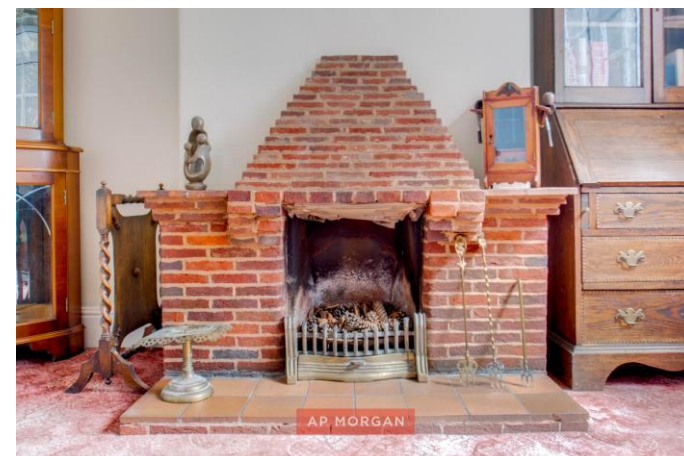
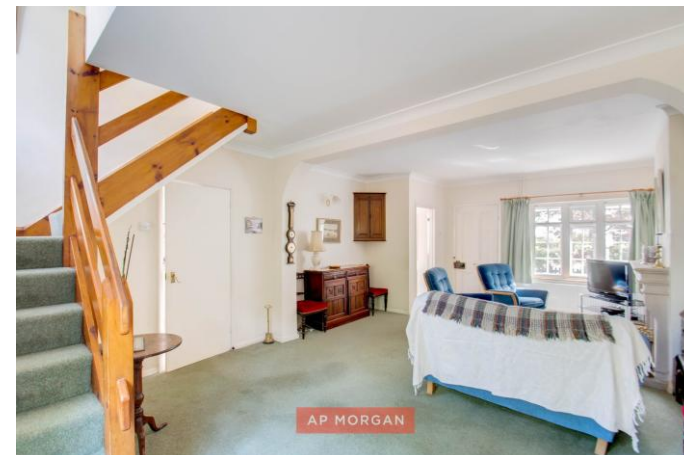
"Our family have lived here for more than sixty years. Beoley has a great sense of community with a Village primary school, church and village hall. This Village has always been sought-after, and once you're here, tucked away and looking out over the field's, with excellent walks in open countryside on your doorstep, that's hard to find these days, but you're still close to everything you need."

What about the house itself?

"It's always been a wonderful family home. Plenty of room to grow into, and because it's been in the family so long, it's kept so much of its original character. There's real opportunity here for someone to come in and make it their own, without losing what makes it special."

Our agents say...

This is a property we don't get to show off very often. Three proper double bedrooms, a lounge that gives you space to breathe, and a snug for the quieter evenings. Add in a double garage and driveway, and there's plenty of practical space too, whether that's parking, storage, or a project for another day. What really sets St. Leonards Cottage apart is what surrounds it. Not overlooking neighbours, just fields and sky and wildlife passing through. It's the kind of privacy that's genuinely hard to come by, and combined with all that untapped potential inside, it's a home with real character just waiting for its next chapter.



St Leonard's cottage is in the picturesque parish of Beoley with a village primary school village pub and village hall. surrounded by Worcestershire countryside and farmland. The property is well placed for access to local shops drs and services in nearby villages and the larger centres of Redditch, Bromsgrove and Solihull. There are excellent road links via the A435 and the M42, with Junction 3 less than 10 minutes away, and rail services can be found at Redditch and Bromsgrove, giving routes into Birmingham and beyond. The area offers a range of schooling options and opportunities for walking, cycling and outdoor pursuits.

Homes like this, in a family for six decades and offered with no chain, don't sit around for long. Get in touch with the AP Morgan team to arrange a viewing.

Details:

Porch

Lounge 23' x 15' (7m x 4.57m)

Kitchen 16'1" x 7'11" (4.9m x 2.41m)

Snug 10'8" x 11' (3.25m x 3.35m)

Bathroom 6'1" x 7' (1.85m x 2.13m)

Garage 17'2" x 18'9" (5.23m x 5.72m)

Landing

Bedroom One 12'1" x 12' (3.68m x 3.66m)

Bedroom Two 10'4" x 11' (3.15m x 3.35m)

Bedroom Three 10'6" x 11' (3.2m x 3.35m)

Bathroom 7'1" x 7'11" (2.16m x 2.41m)

EPC Rating: To be confirmed

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

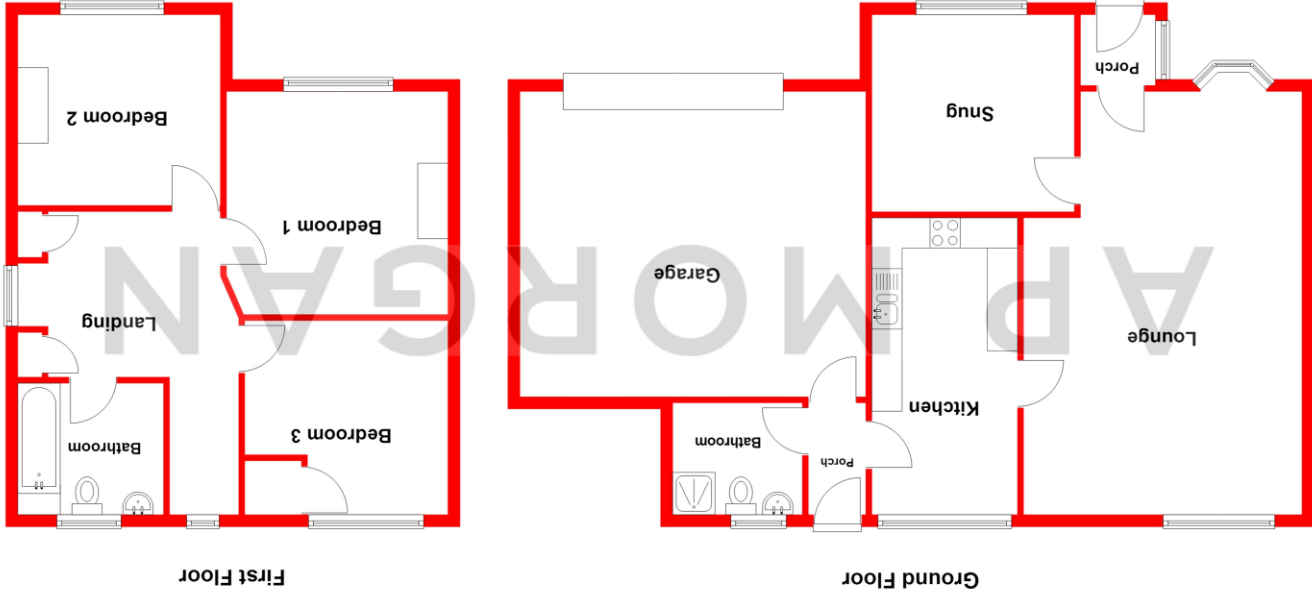
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 146.5 sq. metres (1577.3 sq. feet)
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using Planlup.

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