



**Hewell Lane, Bromsgrove**  
Offers in Excess of £400,000



**Features:**

- Large three bed cottage
- Two spacious reception room
- Breakfast kitchen & utility room
- Contemporary family bathroom
- Private garden
- Additional land & gardens
- Off-road parking & garage
- EPC - D

**Description:**

\*\*\*ACCOMPANIED VIRTUAL VIEWINGS AVAILABLE - PLEASE CALL 01527910300 TO AVOID MISSING OUT\*\*\* A charming three-bedroom cottage offering spacious living and an abundance of character with many original features. In brief the property offers entrance hall, extensive lounge with dual aspect windows and French doors leading to the garden, a dining room with original exposed beams and feature log burner, Well-sized breakfast kitchen with country style sink and access to a utility room. Upstairs a large master bedroom with door to balcony area that offers decking area for garden furniture and countryside views, a double bedroom two, well-sized double bedroom two and a further bedroom three with fitted mirrored wardrobes. A modern family bathroom is also situated on this floor offering bathtub and separate shower. Outside the property provides a private garden with paved patio area and steps leading up to the lawn. The rear of the garden offers further countryside views. The accommodation further benefits from gas central heating and double glazing throughout, regularly serviced boiler, garage and a further generous plot of land nearby currently being used as an allotment with shed storage. Situated in Tardebigge offering semi-rural living, offering ease of access to Bromsgrove and Redditch town centres for shopping and amenities.





**Details:**

**Entrance Hall**

**Lounge**

21' 0" x 13' 3" max (6.40m x 4.04m)

**Dining Room**

16' 6" x 12' 0" (5.03m x 3.65m)

**Kitchen**

18' 2" x 8' 5" (5.53m x 2.56m)

**Bedroom 1**

15' 8" x 11' 10" (4.77m x 3.60m)

**Bedroom 2**

11' 3" max x 12' 7" (3.43m x 3.83m)

**Bedroom 3**

8' 8" x 11' 6" (2.64m x 3.50m)

**Family Bathroom**

9' 2" max x 9' 2" max (2.79m x 2.79m)

**Garage**

16' 2" x 9' 0" (4.92m x 2.74m)

**EPC Rating:** D

**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 910 300.



## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. 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 910 300, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.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.

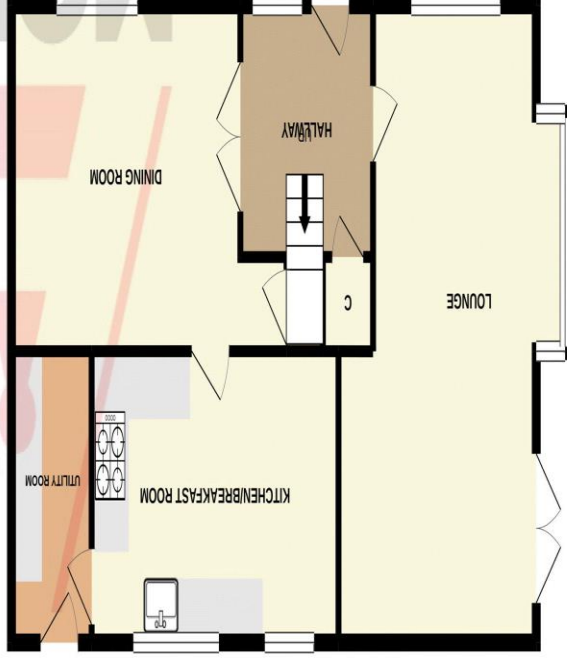
### Need a solicitor?

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.

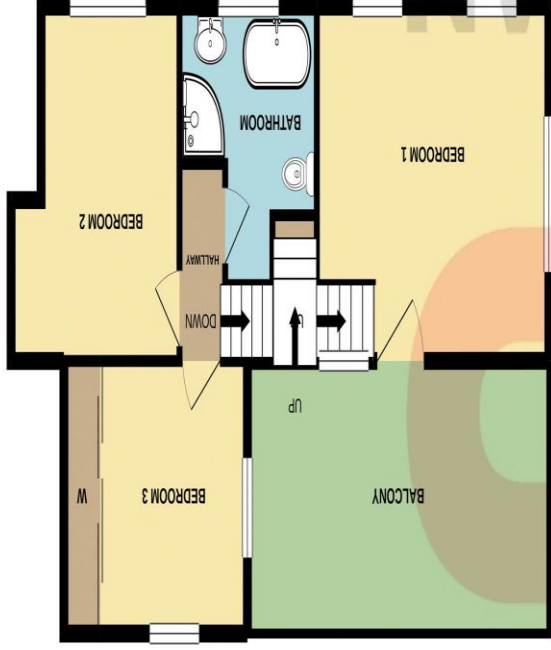
### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cube removals.co.uk](http://cube removals.co.uk), to arrange a survey.

GROUND FLOOR  
751 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



**MORGAN**  
ESTATE AGENTS

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.

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TOTAL FLOOR AREA: 1267 sq.ft. (117.7 sq.m.) approx.

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