



25 Glebe Fields  
Belbroughton  
DY9 9TA

Price £420,000



A stunning three bedroom detached family home with a high quality finish including Gadsby kitchens, Roca Gap sanitary ware and sleek Porcelanosa tiles. Having a generous lounge with double doors opening into a beautifully designed kitchen/diner, the property has an adaptable layout, perfect for families. The master bedroom with its built-in wardrobes and luxurious en-suite is a haven to escape to after a busy day. Located in one of North Worcestershire's most desirable villages and surrounded by open countryside, yet being within a short drive of urban civilisation, The Glebe at Belbroughton really is the perfect place to call home.

- Gaddesby Kitchens With AEG Appliances
- The Gap Sanitaryware by ROCA
- Gas Fired Underfloor Heating Throughout
- Choice Of Standard Porcelanosa Wall Tiles
- 2 Parking Spaces Per Plot
- Turf To Rear Garden
- 1.8m Closeboard Fence To The Rear Garden
- Crown soft cream emulsion to walls and ceilings and white gloss to woodwork
- 2 Yr St. Philips Warranty
- 10 year building warranty

#### The Glebe at Belbroughton

The Glebe comprises an exclusive collection of just nine new homes in a semi rural village setting in North Worcestershire. Featuring a selection of bungalows, semi detached and detached properties.

This scheme presents families, downsizers and commuters with exclusive and aspirational homes in a semi rural village setting. Homeowners can enjoy a strong sense of community and self contained living in this quaint village which is nestled within a truly stunning countryside location. Belbroughton sits at the centre of a network of villages joined by lanes and footpaths which boasts good transport links to Birmingham and further afield.

Each property will feature spacious living spaces with French doors to the rear garden, generous bedrooms and underfloor heating throughout.

These wonderful properties are also available on 'Help To Buy'

#### Ground floor

Living Room 16'6" x 12'3" (5.04 x 3.75)

Kitchen/Dining 20'6" x 11'7" (6.26 x 3.55)

St. Philips have partnered with Gaddesby to bring you the best in design, features and fixtures for your new kitchen. Gaddesby kitchens are crafted using the finest quality materials with stainless steel fittings, solid wood work tops and state of the art appliances.

Cloaks 5'6" x 3'9" (1.7 x 1.15)

#### First Floor

Bedroom 1 11'2" x 11'3" (3.41 x 3.45)

En-suite 8'2" x 5'6" (2.5 x 1.69)

Bedroom 2 11'3" x 10'4" (3.45 x 3.17)

Bedroom 3 10'6" x 8'11" (3.22 x 2.72)

Bathroom 10'6" x 6'5" (3.21 x 1.96)

Each bathroom and en-suite is carefully designed to offer an inspiring combination of functionality and style. Relax in a desirable bathroom space which boasts a luxurious contemporary finish and features Roca Gap sanitary ware and sleek Porcelanosa tiles.

#### Rear Garden

Paved Patio Area, Turfed and planted, Wooden Gate To The Side

#### AGENTS NOTE

Service charge applies to all plots.

#### Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

#### Money Laundering

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

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**VIEWING** View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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