



£590,000 Guide Price

Billesley Lane, Portway, Birmingham, B48 7HG

Bungalow | 3 Bedrooms | 1 Bathroom

0121 249 6207

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Step Inside

Key Features

- Detached bungalow
- Off Road Parking
- Countryside Views
- Scope for Extension (stpp)
- 3 Bedrooms

Property Description

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Main Particulars

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The property is accessed via an expansive in and out driveway, complimented by a lawned frontage with mature trees and shrubs that line the attractive borders. The drive provides ample off road parking for up to six cars and offers an electric car charging point and direct access into the large double garage.

As you enter the property, you are welcomed into the entrance hallway with doors leading into the living room, kitchen, the family shower room and the three good sized bedrooms.

Living Room: 23' 7" x 12' 3" max (7.19m x 3.73m max)

This generously proportioned lounge/dining room is a beautifully bright and spacious offering and benefits from a working open fire and upvc double glazed windows provide stunning views over open green belt fields to the front, side, and rear aspects.

Kitchen: 10' 11" x 10' 9" (3.33m x 3.28m)

This good-sized kitchen is fitted with a range of wall, base and drawer units with a work surface over, incorporating a sink and drainer unit, a 4 ring ceramic hob with extractor hood over. Eye level oven and grill, tiling to splash back areas, radiator, ceiling spot lights, double glazed window to the rear aspect and flowing wonderfully via a half glazed door into the rear conservatory/utility room.

Bedroom One: 11' 10" x 10' 10" (3.61m x 3.3m)

With double glazed window to front elevation, radiator and ceiling light point.

Bedroom Two: 10' 9" x 9' 6" (3.28m x 2.9m)

With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes with over bed storage.

Bedroom Three: 8' 2" x 6' 11" (2.49m x 2.11m)

With double glazed window to front elevation, radiator and ceiling light point.

Shower Room:

Being fitted with a white suite comprising of a walk in shower area with wall mounted shower, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation.

Large Loft Room: 39' 3" x 10' 9" (11.96m x 3.28m)

With restricted head height, Velux roof windows to rear, power and lighting and the solar panel electricity converter.

Garden:

Generous South Facing Rear Garden Being mainly laid to lawn with paved patio area, an array of purpose built out buildings and workshop, gated side access, panelled fencing and hedging to boundaries and courtesy door to;

Large Garage 18' 1" x 15' 3" (5.51m x 4.65m): Positioned at the side of the property with an electric up and over door for vehicular access, ceiling light point and windows to side and rear.

The property further benefits from: oil fired central heating, double glazing and solar PV roof panels with feed in tariff offering reduced energy bills.

LOCATION:

Located in the sought-after Worcestershire village of Portway, this property is positioned close to local amenities and transport links, with nearby Redditch, Bromsgrove, and Birmingham all a short trip away by car. Travel to airports is made simple with easy access to the M42, M5 and M40.

The nearby Beoley First School and Tanworth In Arden Primary Schools are highly reputable and for high schools, both Woodrush and Arrow Vale High School are less than a 10 minute drive away.

The Consumer Protection from Unfair Trading Regulations 2008:

Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licensed conveyancer or surveyor.

PLANNING PERMISSION AND 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.



Telephone: 0121 249 6207

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