



BELMONT

Boon Street | Eckington | Worcestershire | WR10 3BL

HUGHES **HS** SEALEY

Welcome to... BELMONT

Welcome to Belmont, a wonderful four double bedroom detached family home, located in this highly sought after village, offered for sale with no onward chain. Beautifully presented and having recently undergone a two storey extension to the rear, the home enjoys a wealth of accommodation across the two floors and is a home that is ready to move into and enjoy. Furthermore, the property benefits from driveway parking plus a mature, enclosed and relatively private rear garden and it is because of the above, that the property comes with a high recommendation to view. Internally the home features a central and spacious entrance hall which provides access to all the ground floor rooms which include a cloakroom, study, spacious living room and the wonderful kitchen/dining/family room.

The living room is located to the rear of the property and is a super room, flooded with natural light from the floor-to-ceiling bi fold doors, located to the rear elevation and giving access to the garden. Providing a focal point to the room is the log burning stove which is inset to the chimney breast. To the centre of the home is a second reception room which we have classed as the office/study. With views to the rear over the garden, this is a lovely room that allows for a multitude of uses.

To the front of the property is the expansive kitchen/dining/family room. The kitchen enjoys a wealth of fitted units and is completed by a central island. The kitchen boasts a wealth of integrated appliances with the room further benefiting from a tiled floor and inset spotlights which continue

through to the dining area, which will comfortably house an eight-seater table and chairs.

To the upper level are four double bedrooms. The principal bedroom is a room to behold, benefiting from a separate dressing area, complete with fitted wardrobes, a three-piece en suite shower room and a bedroom that not only benefits from bi folding doors leading to a private balcony but also a log burning stove inset to the chimney breast.

Of the remaining bedrooms, two are located to the rear whilst the guest bedroom is also located to the front of the home.

Completing the accommodation is the modern, three-piece family bathroom.















Explore outside... BELMONT

Externally to the front of the home is a gravelled driveway allowing for off road parking for two – three vehicles whilst to the rear is a mature and enclosed garden that benefits from a paved terrace, lawns, established flower and furthermore, enjoys a high degree of privacy.

LOCATION

Within Eckington is a village shop, two public houses, a renowned bridge, church, primary school, cricket and football clubs and village hall. Train services are available at Pershore and Worcester Parkway (8 miles) with trains to London Paddington, the north and south and the larger centre of Birmingham is within comfortable driving distance. There is also a further train station at Ashchurch which provides a direct line to Bristol

The village also benefits from a toddler group and forest school and is in the catchment area for Bredon Hill Academy Middle School as well as Prince Henrys High School, both schools provide a bus service for the children from the village

Finally, the village enjoys an excellent recreation ground with play equipment and football lessons, whilst there is a village magazine which keeps the village up to date with all local events, such as the Eckstock music festival.

- A stunning, four double bedroom detached family home, offered for sale with no onward chain
- Located in this highly sought after area, the property enjoys a wealth of accommodation
- Driveway parking to the front elevation, mature, enclosed and relatively private garden to the rear
- Spacious and welcoming central entrance hall, cloakroom, study and living room
- Living room with bi folding doors leading to the rear garden. Log burning stove provide focal point
- Stunning kitchen/dining/family room. Kitchen enjoys central island and a wealth of fitted units
- Principal bedroom with dressing area, en suite shower room, log fire and private balcony
- Three further bedrooms, all which are double rooms and modern, three-piece family bathroom
- A home that is ready to move into and enjoy
- Viewing is highly recommended.

DIRECTIONS

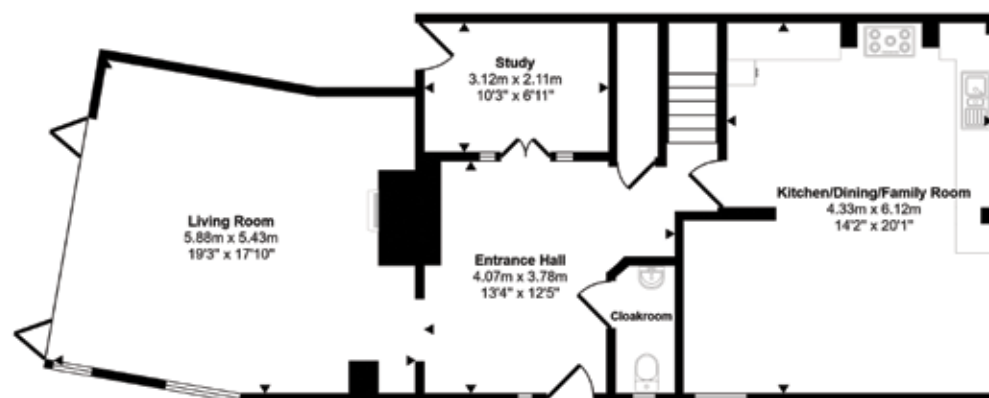
To locate the property, please enter the following postcode into your sat nav system: WR10 3BL. Upon arrival, the property can be identified by our For Sale sign.



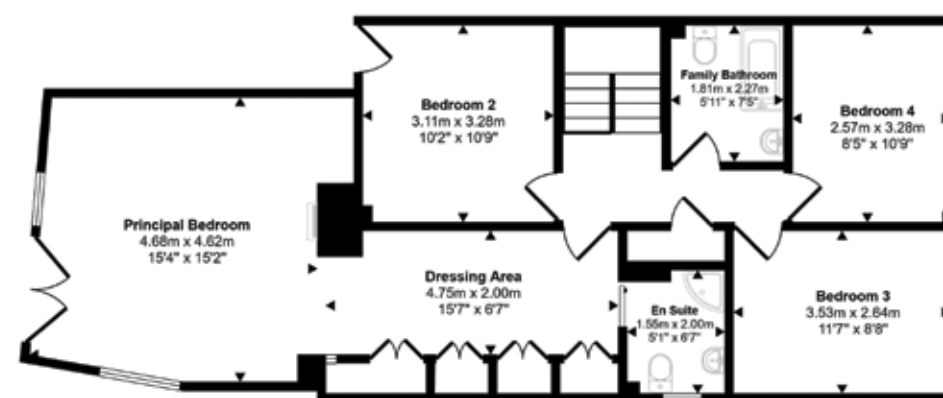


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
166 sq m / 1787 sq ft



Ground Floor
Approx 85 sq m / 910 sq ft



First Floor
Approx 81 sq m / 877 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899
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