



**Yew Tree Lane**

FAIRFIELD

**£700,000**





# Four Bedroom Detached Bungalow with Building Opportunity

## Features.

- 0.5 ACRE SITE (APPROX)
- EXISTING BUNGALOW
- OPPORTUNITY TO RE-BUILD DORMER BUNGALOW AND SEPARATE THREE BEDROOM DETACHED HOUSE
- PLANNING PERMISSION GRANTED
- GATED ENTRY AND GENEROUS GROUNDS
- RURAL VIEWS
- VILLAGE LOCATION
- NO CHAIN

## Description.

A fantastic opportunity to purchase a four bedroom detached bungalow, situated on a generous plot of approximately half an acre in the semi-rural village of Fairfield, Bromsgrove. The property is offered with no upward chain, with the option to either renovate and extend or re-build the existing property as a four bedroom detached dormer bungalow, creating a separate building plot to develop a three bedroom detached house.

The existing property, which is in need of refurbishment, briefly comprises:- Gated Driveway with Off Road Parking for Several Vehicles and Large Garage; Hall; Large Lounge, Kitchen, Utility, Conservatory, Bathroom and Wet Room, Master Bedroom, and Three Further Bedrooms.

Outside, the property enjoys a generous plot of approximately half an acre. The gardens are mainly laid to lawn with mature trees and hedged boundaries.

Alternatively, this large plot could be split by re-building the existing bungalow as a four bedroom detached dormer bungalow with: Hall; Large Lounge; Kitchen/Diner; Utility; Bathroom, Home Office; Bedrooms One and Two; Stairs to First Floor Landing; Bedrooms Three and Four; and Shower Room.

This would create space for a separate plot to build a new three bedroom detached house comprising: Hall; Downstairs WC; Lounge;



Kitchen/Diner; Stairs to First Floor Landing; Master Bedroom with En Suite; Double Bedroom Two; Bedroom Three; Main Bathroom; Off Road Parking and Rear Garden .

Situated in Fairfield, the village enjoys a café and hair salon, while still being conveniently located within easy distance from the town centre of Bromsgrove, offering a new leisure centre, a David Lloyd Gym, Bromsgrove Golf Course and a range of eateries, supermarkets as well as doctors, dentists, Health Centre and professional services. In addition, there are first, middle, and high schools, including the prestigious Bromsgrove School. Bromsgrove also provides easy access to the national motorway network and commuting to the West Midlands conurbation (from M5 and M42 junctions).



EAST ELEVATION  
SCALE 1:100



NORTH ELEVATION  
SCALE 1:100

SCH  
EXISTING DWELL

<b>Steve Haskey Design Ltd.</b>	
20 St. John Street Bromsgrove Worcestershire B61 8EP	Tel: 01452 822827 Email: info@shd.co.uk
The copyright of this drawing and design is retained by Steve Haskey Design Ltd. It must not be copied or reproduced without consent in writing.	
Sheet	SCHEME - Elevations (1)
Project	Proposed alterations to existing bungalow, reinstatement of second access point and construction of new infill 3 bedroom dwelling.
Client	2 Yew Tree Lane Fairfield Bromsgrove B61 9LT
Client	S.J. HASKEY
Drawn By	G.G. Pugh
Drawing Number	20-38-13



WEST ELEVATION  
SCALE 1:100



SOUTH ELEVATION  
SCALE 1:100

SCH  
EXISTING DWELL

<b>Steve Haskey Design Ltd.</b>	
20 St. John Street Bromsgrove Worcestershire B61 8EP	Tel: 01452 822827 Email: info@shd.co.uk
The copyright of this drawing and design is retained by Steve Haskey Design Ltd. It must not be copied or reproduced without consent in writing.	
Sheet	SCHEME - Elevations (1)
Project	Proposed alterations to existing bungalow, reinstatement of second access point and construction of new infill 3 bedroom dwelling.
Client	2 Yew Tree Lane Fairfield Bromsgrove B61 9LT
Client	S.J. HASKEY
Drawn By	G.G. Pugh
Drawing Number	20-38-14



FRONT ELEVATION  
SCALE 1:100



REAR ELEVATION  
SCALE 1:100



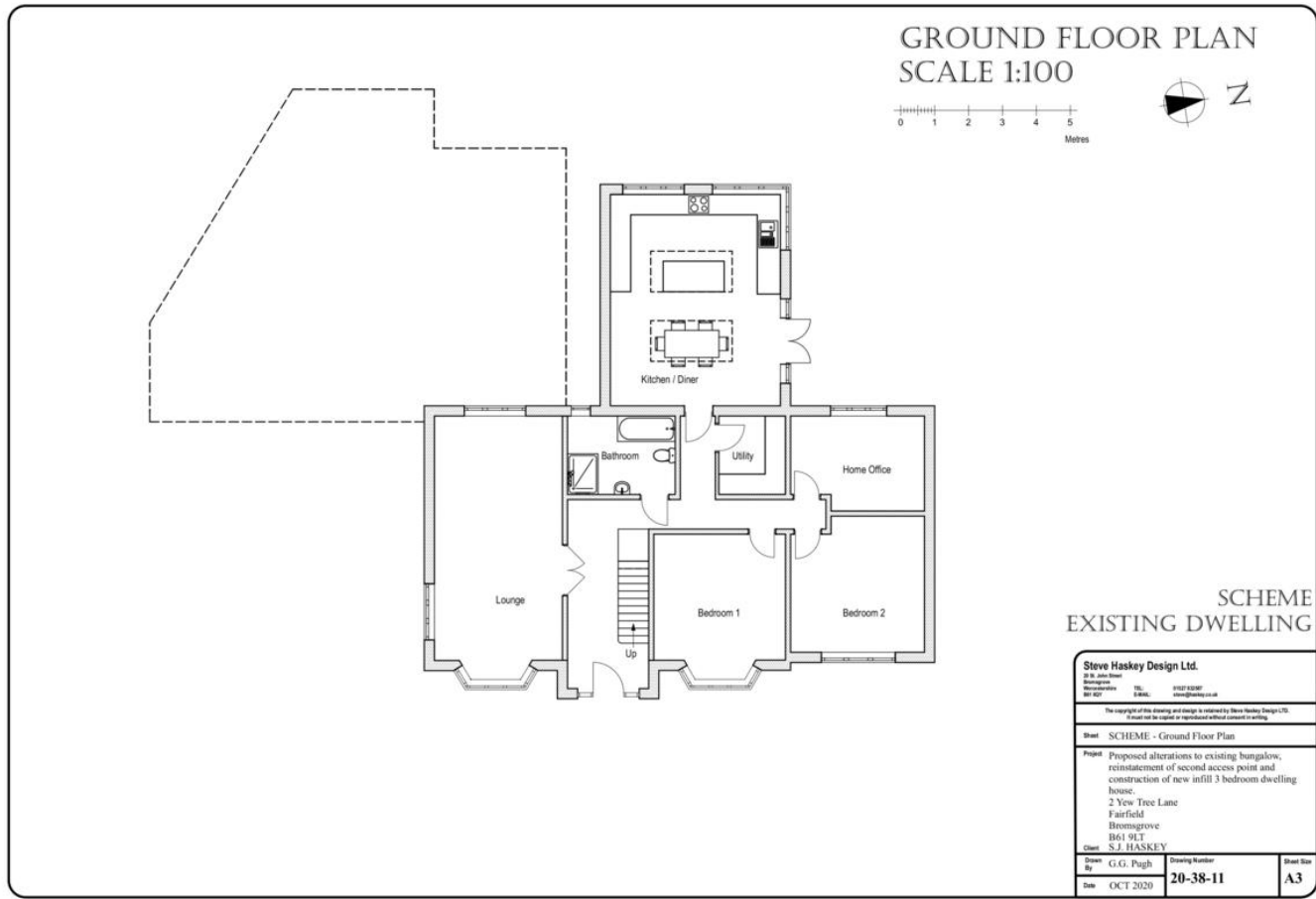
LEFT ELEVATION  
SCALE 1:100



RIGHT ELEVATION  
SCALE 1:100

SCH  
PROPOSED DWELLING

<b>Steve Haskey Design Ltd.</b>	
20 St. John Street Bromsgrove Worcestershire B61 8EP	Tel: 01452 822827 Email: info@shd.co.uk
The copyright of this drawing and design is retained by Steve Haskey Design Ltd. It must not be copied or reproduced without consent in writing.	
Sheet	SCHEME - Elevations (1)
Project	Proposed alterations to existing bungalow, reinstatement of second access point and construction of new infill 3 bedroom dwelling.
Client	2 Yew Tree Lane Fairfield Bromsgrove B61 9LT
Client	S.J. HASKEY
Drawn By	G.G. Pugh
Drawing Number	20-38-13



EPC: D

COUNCIL TAX BAND: F

TENURE: Freehold

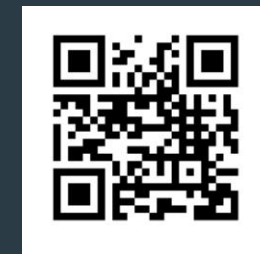
.....

For more information on this house or to arrange a viewing please call the Bromsgrove office on:

**01527 872 479**

.....

Alternatively, you can scan below to view all of the details of this property online.



**Please read the following:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

.....

14 Old Birmingham Road  
Lickey End  
Bromsgrove  
B60 1DE