

ROOF PLAN



Revisions:  
 A - Roof ridge height reduced by 750mm. Overall depth and width reduced. The dwelling DPC Level dropped by 250mm. GGP 03/02/2020  
 B - Pedestrian access to Dodford Road removed. Hedge front opening removed. GGP 13/02/2020

<b>Steve Haskey Design Ltd.</b>		Use Only Written Dimensions From This Drawing <b>DO NOT SCALE</b>	
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Sheet	SCHEME - Site Plan and Roof Plan		
Project	Proposed New Dwelling 2 Dodford Road Bournheath BROMSGROVE B61 9JR		
Client	Mr & Mrs D. Barnes		
Drawn By	M.P. Webster	Drawing Number	19-56-10B
Date	Dec. 2019	Sheet Size	A3

# 5 Bedroom Five Bedroom Detached House

## Features.

- PROPERTY DEVELOPMENT OPPORTUNITY
- PLANNING PERMISSION GRANTED TO BUILD SEPARATE 1820 SQ FT THREE BEDROOM DETACHED HOUSE
- EXCELLENT SIZED PLOT OF 0.47 OF AN ACRE
- EXISTING FIVE BEDROOM PROPERTY BOASTING 2780 SQ FT
- BREAKFAST KITCHEN AND UTILITY ROOM
- GOOD SIZED SITTING ROOM
- LOUNGE/DINER WITH LOG BURNER AND STUDY PROVIDING SPACE TO WORK FROM HOME
- EN SUITE, FAMILY BATHROOM AND DOWN STAIRS WC
- EXTENSIVE REAR GARDEN

.....BY DOUBLE GARAGES AND WORKSHOP

## Description.

Description: A generous plot of nearly half an acre has come to the market with an existing well presented and characterful five bedroom detached house with planning permission (granted 2020) to build a further three bedroom detached house upon the plot which could be sold separately, located in the sought after semi-rural area of Bournheath, Bromsgrove.

The 0.47 of an acre plot benefits from having planning permission granted in 2020, for a separate three bedroom detached house boasting 1820 sq ft. This creates the option to build a self-contained annexe on site, or alternatively a development opportunity by dividing the existing plot to create and build a separate property and garden plot for resale.

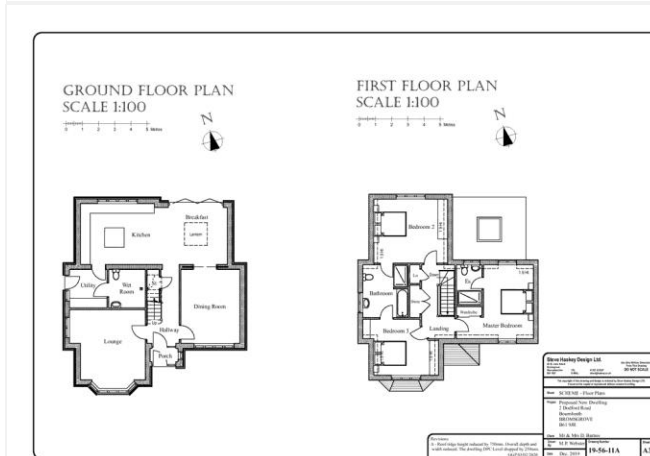
The passed plans for the three bedroom new build property, briefly comprise of; off road parking; entrance porch; hall; dining room; kitchen/family room; utility; downstairs wc; master bedroom with en suite; two further double bedrooms sharing a Jack 'n' Jill en suite bathroom and gardens.

The existing property, boasting 2780 sq ft, is approached via a driveway providing off road parking for several vehicles with access into the detached garage block with two double garages and a workshop.

An attractive and secure front porch leads directly into the study providing space to work from home and is open plan to; the lounge/diner with a brick built fireplace with a feature log stove.

Also situated on the ground floor are; the kitchen with breakfast bar

## Room Dimensions.



and integrated microwave, oven, hob and extractor; utility room; downstairs wc; and a good-sized sitting room with a wall mounted fire and sliding patio door to the rear garden.

Stairs from the open plan study/lounge/diner lead up to the first floor landing with doors radiating off to; the master bedroom with built-in wardrobes and en suite shower room; double bedrooms two and three; bedrooms four and five; and the family bathroom.

Outside, the property enjoys an extensive rear garden with a paved patio with feature pergola over, a further block paved patio and lawn with planted beds and an array of mature shrubs and trees to fenced/hedged boundaries.

Bournheath is a semi-rural village situated north of Bromsgrove. With access to the M5 (junction 4) and M42 (junction 1) Bromsgrove is an ideal location for commuting to Birmingham and Worcester. With a number of listed buildings and a first school nearby, Bournheath is a much sought after location. Within easy distance is the town centre of Bromsgrove offering the new leisure centre, a range of eateries, supermarkets as well as doctors, dentists, Health Centre and professional services. In addition, there are first, middle, and high schools, as well as the prestigious Bromsgrove School.

Room Dimensions:

Porch

Lounge/Diner: 19' 4" x 12' 0" (5.90m x 3.68m)

Study: 13' 4" x 8' 8" (4.08m x 2.65m)

Kitchen: 20' 3" x 9' 10" (6.18m x 3.00m)

Utility Room: 7' 8" x 5' 3" (2.35m x 1.62m)

Downstairs WC

Sitting Room: 20' 4" x 14' 4" (6.20m x 4.38m)

Stairs To First Floor Landing

Master Bedroom: 20' 4" x 11' 11" (6.20m x 3.65m)

En Suite: 8' 9" x 4' 5" (2.68m x 1.35m)

Bedroom Two: 18' 0" x 9' 10" (5.50m x 3.00m)



Dodford Road, Bournheath

Ground Floor



First Floor



Total Area Approx: 2563.3 sq metres (27700 sq ft)  
 For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.



EPC: C

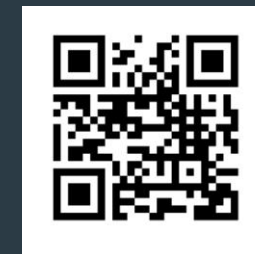
COUNCIL TAX BAND: G

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.



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