



5 Holy Cross Lane

BELBROUGHTON, DY9 9SR

Ed Firth

The **North Worcestershire** Property Expert



Character Cottage Living in Belbroughton

Offers Over £370,000

A beautifully presented two-bedroom character cottage overlooking Belne Brook in the heart of sought-after Belbroughton, blending period charm, modern styling, private parking with EV charging and excellent village convenience in a picturesque setting.



*To see video, legal pack and
more information scan QR code*



Full of warmth and charm, 5 Holy Cross Lane enjoys a delightful position close to the centre of Belbroughton. Overlooking the attractive Belne Brook green, historically gifted to the village by the Brinton family, the property perfectly balances character and practicality.

Property at a glance

- Charming two-bedroom character cottage
- Heart of sought-after Belbroughton village
- Views towards the picturesque Belne Brook green
- Characterful living room with log burner
- Spacious fitted dining kitchen
- Ground floor WC
- First floor bathroom
- Low-maintenance rear garden
- Rear parking space with EV charger
- Freehold
- EPC Rating C





The ground floor accommodation centres around a cosy and characterful living room complete with charming log burner, creating a warm and welcoming heart to the home. To the rear, the spacious fitted kitchen provides ample room for dining and everyday living, while a convenient ground floor WC adds practicality to the cottage's period charm.

Upstairs, the property offers two well-proportioned bedrooms alongside a first floor bathroom, all enjoying the character and charm expected from a traditional village cottage.

Outside, the rear garden has been designed for low-maintenance enjoyment, with a lawned area and access to the rear parking space complete with EV charging point. Positioned just moments from the heart of the village and overlooking the picturesque Belne Brook green, the property enjoys a setting that perfectly combines countryside character with everyday convenience.



“Character cottages in central Belbroughton rarely remain available for long, particularly those combining charm, practicality and private parking in such a sought-after village setting.”

Ground Floor

Entrance Hall

1.21m × 1.19m (3'11" × 3'10")

Entrance hall providing access into the ground floor accommodation.

Living Room

3.77m × 3.80m (12'4" × 12'5")

A cosy and characterful reception room centred around a charming log burner, creating a warm, welcoming cottage feel.

Kitchen / Diner

4.75m × 4.13m (15'7" × 13'6")

A spacious cottage-style kitchen with room for dining and access to the rear garden.

Toilet

0.98m × 2.38m (3'2" × 7'9")

Useful ground floor WC located just off the kitchen.

First Floor

Landing

1.85m × 1m (6'0" × 3'3")

First floor landing providing access to bedrooms and bathroom.

Master Bedroom

3.82m × 3.63m (12'6" × 11'10")

A generous double bedroom enjoying plenty of natural light and village cottage charm.

Bedroom Two

3.97m × 2.86m (13'0" × 9'4")

A well-proportioned second bedroom ideal as a guest room, nursery or home office.

Bathroom

1.80m × 2.98m (5'10" × 9'9")

First floor bathroom fitted with a bath and serving both bedrooms conveniently from the landing.

Outside

Low maintenance garden and off road parking space with EV charger



The Seller's View

“One of the things we have loved most about living here is the setting. Looking out towards Belne Brook and being able to walk straight into the heart of the village gives the cottage a wonderful balance of countryside charm and convenience.

The house itself has always felt warm and welcoming, especially during the colder months with the log burner lit, while the kitchen has been a great social space for everyday living and entertaining alike.

Belbroughton has such a strong community feel, with lovely walks, pubs and local amenities all close by, and having private parking at the rear has always been a huge benefit in such a good and central village location.”



Location

Belbroughton is widely regarded as one of Worcestershire's most attractive and desirable villages. With charming local pubs, village shops, cafés and scenic countryside walks on the doorstep, the village provides a superb lifestyle setting whilst remaining within easy reach of Bromsgrove, Stourbridge, Worcester, Birmingham and the wider motorway network.

The village benefits from a well-regarded primary school, a strong sense of community and excellent everyday amenities including a doctors' surgery, village shop and coffee shop. The perfect balance of rural charm and practical convenience.

Services

Main water, gas and electric

Tenure

Freehold

Local Authority & Tax Band

Bromsgrove District Council
Council Tax band - D

Viewing Arrangements

Viewing strictly by appointment with sole agent
Ed Firth 07889 430820
ed.firth@thepropertyexperts.co.uk

Amenities/Distances

The Village, a short walk

Belbroughton Primary School 0.4 miles

Haybridge School 3.2 miles

Train Station 3 miles

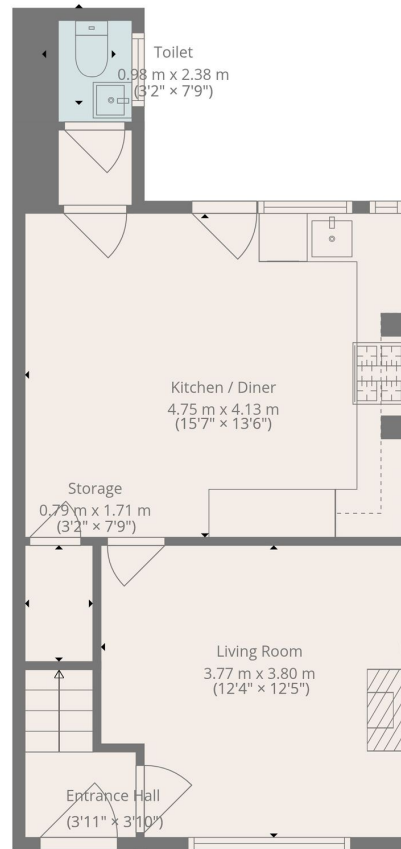
Motorway links 3.8 miles

Airport 24 miles

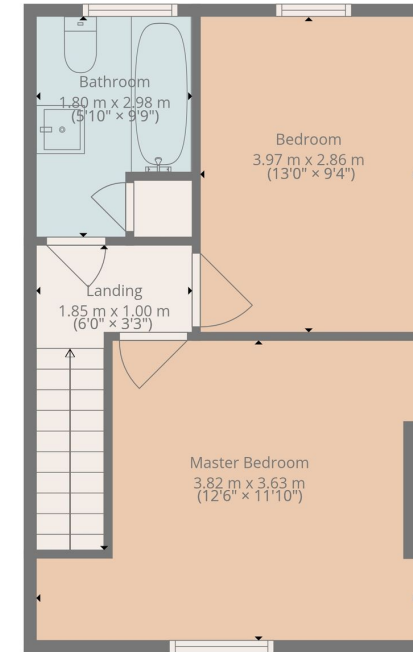
Nearest Towns 6 miles

Hospital 9 miles

Doctors 0.4 miles



Ground Floor



1st Floor

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents 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 and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

| Energy rating | Current | Potential |
|---------------|---------|-----------|
| A | | |
| B | | |
| C | 69 c | 78 c |
| D | | |
| E | | |
| F | | |
| G | | |



About the Area

Belbroughton

Belbroughton is a charming and well established Worcestershire village that continues to attract families and professionals seeking a balance between countryside living and everyday convenience.

The village has a strong community feel, centred around its local primary school, parish church and traditional pubs. Scenic rural walks and open countryside are quite literally on the doorstep, making it ideal for those who enjoy an active outdoor lifestyle.

Despite its peaceful setting, Belbroughton remains well connected to nearby Hagley, Bromsgrove and Stourbridge, providing access to further schooling, rail links and a wider range of amenities while retaining its distinctly village character.



North Worcestershire

North Worcestershire offers an appealing blend of rolling countryside, thriving market towns and excellent connectivity. With easy access to the West Midlands motorway network and rail services into Birmingham, the area is particularly popular with commuters. Combining rural beauty with strong schooling options and modern convenience, it remains one of the region's most desirable places to live.



Plot Size: 0.35 Acres 1,415.00 sq.m



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Ed Firth

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-

“I’ve engaged Ed’s services for over 20 years, and during that time, he has always delivered with professionalism, reliability, and a personal touch. Whatever the circumstances, Ed makes the process straightforward by taking the time to understand exactly what’s needed and keeping me updated every step of the way.

What I value most is that Ed is approachable and genuinely cares about the outcome. He is always available, whether it’s evenings, weekends, or at short notice, and nothing is ever too much trouble. His knowledge, attention to detail, and proactive approach give me complete confidence every time I work with him.

After two decades of consistent service, I can honestly say Ed goes above and beyond. I wouldn’t hesitate to recommend him to anyone looking for someone they can truly rely on.”

Mark Smith



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