LexAllan

local knowledge **exceptional service**

Broom Hill Cottage Waystone Lane, Belbroughton, DY9 0AY

Broom Hill Cottage is a charming three bedroom detached property occupying a generous plot in a highly sought after rural location a short drive from Belbroughton Village Centre with its pubs, shop, post office, cafe, plant nursery and primary school. Whilst the property would benefit from modernization and updating, it offers excellent potential to create a wonderful family home in a peaceful countryside setting.

The accommodation briefly comprises an entrance hallway, spacious lounge, separate dining room, kitchen, utility space and downstairs WC. To the first floor are three well proportioned double bedrooms and a house bathroom.

Externally, the property sits within a particularly generous plot, enjoying far reaching views across the surrounding countryside. There is a garage together with a range of useful outbuildings, one of which has previously been utilized as an annex, providing exciting potential for a variety of uses, subject to any necessary consents.

With its combination of substantial outside space, versatile outbuildings, rural setting and scope for improvement, Broom Hill Cottage represents an increasingly rare opportunity to acquire a detached property with significant potential in this highly sought after area.

Offered for sale with no upward chain, early viewing is highly recommended to appreciate the setting, plot and potential this property has to offer.

Entrance Hall
Door to front, stairs off, understairs cupboard and central heating radiator.

Lounge
21′3″ x 8′2″ min 10′5″ (6.5 x 2.5 min 3.2)
Double glazed window to front and rear, central heating radiator and feature fireplace.

Dining Room
10′5″ x 11′5″ (3.2 x 3.5)
Double glazed window to front, feature fireplace and central heating radiator.

Kitchen
9′2″ x 12′5″ (2.8 x 3.8)
Double glazed windows to rear, range of wall and base units with work surface over incorporating sink with mixer tap, tile floor and splash backs and central heating radiator.

Rear Lobby/pantry
Door to rear, pantry off, double glazed window to side, space and plumbing for washing machine and tile floor.

WC
Double glazed window to rear, WC and tile floor.

Landing
Double glazed window to front, central heating radiator and cupboard off.

Bedroom One
9′2″ x 14′5″ (2.8 x 4.4)

Window to rear and side, central heating radiator and fitted wardrobe.

Bedroom Two
11′5″ x 10′5″ (3.5 x 3.2)

Double glazed window to front, fitted wardrobe and central heating radiator.

Bedroom Three
10′5″ x 11′5″ (3.2 x 3.5)

Double glazed window to front and central heating radiator.

Bathroom

Shower, wash hand basin with mixer tap, bath with mixer tap, double glazed window to side, WC, tile floor and splash backs, heated towel rail and cupboard off.

Gardens

Extensive lawns to front and rear, outbuildings in need of renovation and driveway offering parking for a number of cars.

Money Laundering Regulations.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH
info@lexallan.co.uk
01384 379450
www.lexallan.co.uk

LexAllan
local knowledge **exceptional service**