



50 High Street  
Feckenham  
Redditch  
B96 6HS

**Offers In Excess Of £275,000**



A two-bedroom Grade II listed 17th-century timber-framed cottage located in the centre of the sought-after village of Feckenham. The property has been owned by the same family for over 40 years and is well maintained, retaining many period features including exposed beams and fireplaces. Accommodation comprises an entrance/dining hall, lounge, galley-style kitchen, two bedrooms, and a shower room. Externally, the property benefits from a large rear garden with open countryside views, a small front courtyard, and available on-street parking. There is a right of way across the neighbouring property providing access to the front. Offered with no upward chain.

Feckenham is a desirable rural village offering a local shop, public house, and primary school, with further amenities available in nearby Astwood Bank and Alcester. The larger centres of Birmingham, Solihull, and Worcester provide extensive retail and leisure facilities within reasonable driving distance.

**Reception Dining Hall**  
19'4" (max) x 8'7" (5.91m (max) x 2.62m)

**Living Room**  
16'5" x 11'4" (5.01m x 3.46m)

**Kitchen**  
16'7" x 4'11" (5.08m x 1.52m)

**First Floor**

**Bedroom One**  
16'5" x 14'9" (5.01m x 4.50m)

**Bedroom Two**  
6'4" x 9'2" (1.94m x 2.80m)

**Shower Room**  
5'5" x 5'1" (1.66m x 1.57m)

**Outside**

**Additional Information**

Services:  
Mains gas, electricity, water and drainage are connected to the property.

Broadband and Mobile:  
Superfast Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps. For more information visit: <https://checker.ofcom.org.uk/>  
Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Good' and the indoor availability being rated 'Variable'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Redditch Borough Council - Band B

Tenure: The property is freehold with vacant possession given on completion of sale.

Flood Risk:  
Rivers and the sea  
Yearly chance of flooding - VERY LOW  
Yearly chance of flooding between 2036 and 2069- VERY LOW

Surface water  
Yearly chance of flooding - VERY LOW  
Yearly chance of flooding between 2040 and 2060 - VERY LOW  
For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

Fixtures and Fittings:  
All the items mentioned in the particulars are included in the sale, others if any are specifically excluded.

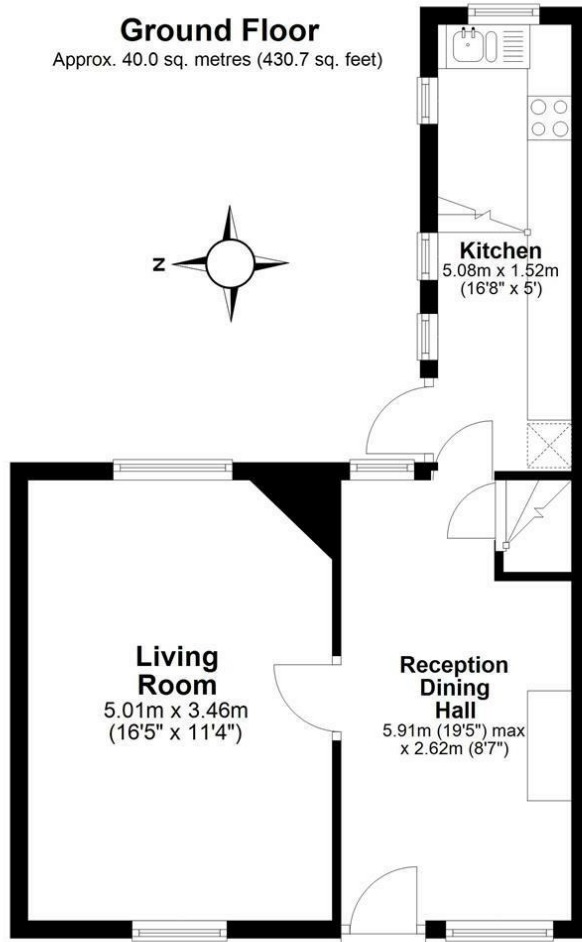
Viewing  
Strictly by prior appointment through John Earle on 01789 330 915.

John Earle is a Trading Style of John Earle & Son LLP  
Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD  
Reg. No. OC326726.



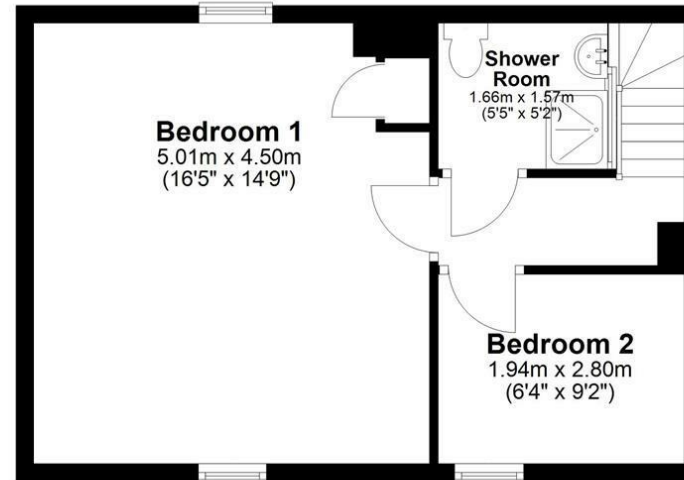
## Ground Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



## First Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



Total area: approx. 75.9 sq. metres (817.0 sq. feet)





