



The Gutter, Stourbridge DY9 9XB

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A charming double-fronted detached cottage positioned within this idyllic countryside setting in the sought-after Village of Belbroughton.

Following the discrete approach amongst a meandering lane and modest front; 'Rose Cottage' is an extremely deceptively spacious four bedroom cottage with flexible and versatile living space. Perfect for families and well-matched to those looking to downsize, the property must be viewed to appreciate what's on offer and briefly comprises of welcoming entrance hall with access to guest cloakroom and useful store cupboard, spacious multi-purpose sitting room, separate generous-size lounge with feature exposed-brick fire place and access to garden, stunning kitchen diner with integral appliances, utility room and home office which completes the ground floor. Continuing upstairs off a gallery-style landing with skylight window leads to four double bedrooms including master with en suite and large four-piece family bathroom. The rear garden is thoughtfully laid-out, offers a private aspect and is ideal for entertaining with space for shed and gated side access. Additional benefits include a short distance to Belbroughton Village with an array of amenities on offer including local shops and restaurants, Post Office and Doctors and reputable schools. The property is also well situated to neighbouring Villages Hagley and Blakedown with excellent transport links available. This property truly is a rare find and ideal for those looking for a slower pace semi-rural lifestyle and an opportunity not to be missed.





Front of The Property

To the front of the property is a driveway with ample parking, vaulted timber frame storm porch, mature shrub borders and a double glazed front door.

Entrance Hall

With a double glazed front door from the front, a double glazed window to the front, oversized ceramic tiles to floor, door to under stairs storage cupboard, doors to various rooms and a central heating radiator.

Sitting Room

15'5" x 10'9" max

With a double glazed bay window to the front, solid oak wood flooring and a central heating radiator.

Lounge

13'5" x 18'0" max

With a double glazed bay window to the rear, double glazed French doors to the rear, exposed brick feature fireplace with mantel over, solid oak wood flooring and a central heating radiator.

Kitchen Diner

15'5" x 13'5"

With two double glazed windows to the rear and a double glazed window to to the side, oversized ceramic tiles to floor, oak effect fitted kitchen with wall and base units with complementary work surface over, integrated washing machine, space for a dishwasher and fridge, one and half bowl sink with drainage with tiled splash back, electric oven, four ring electric hob with extractor fan over, a door leading to the utility and a central heating radiator.



Utility

5'6" x 6'10"

With a door for access to the side, oversized ceramic tiles to floor and space/plumbing for white goods.

Study

10'5" x 7'6" into built-in storage

With a double glazed window to the front, solid oak wood flooring, fitted sliding door storage and a central heating radiator.

Cloakroom

With a low level WC, wash hand basin and a central heating radiator.

Landing

With a velux window to the front, access to the loft, doors to various rooms and a central heating radiator.

Master Bedroom

13'1" x 10'5"

With a door leading to the en suite, a double glazed window to the rear and a central heating radiator.

En Suite

With a velux window to the side, wood effect flooring, part tiles walls, wash hand basin set into vanity unit, low level WC, fitted shower cubicle with drench head over and a heated towel rail.



Bedroom Two

13'9" x 10'9"

With a double glazed window to the front and a central heating radiator.

Bedroom Three

13'5" x 12'9" max

With a double glazed window to the front and a central heating radiator.

Bedroom Four

10'5" x 9'6"

With a double glazed window to the front and a central heating radiator.

Bathroom

Double glazed obscured windows to side, wood effect flooring, part tiled walls, vanity wash hand basin and unit with low level w.c. and storage, fitted bath and large shower cubicle with drench head over and a heated towel rail.

Garden

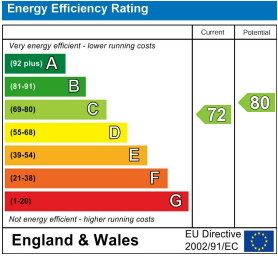
Large slabbed patio area with further path leading to shed and lawn with matured borders. Access to side.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
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