

FOR SALE

3 Brookside Cottages, Church Bank, Wolverley, Kidderminster, DY11 5XA

Halls 1845

3 Brookside Cottages, Church Bank

Approximate Gross Internal Area = 83.7 sq m / 901 sq ft
Garage = 23.6 sq m / 254 sq ft
Total = 107.3 sq m / 1155 sq ft



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact.



FOR SALE

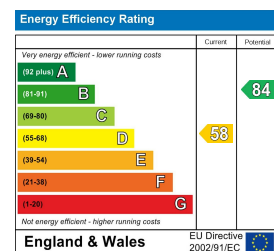
Price £350,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

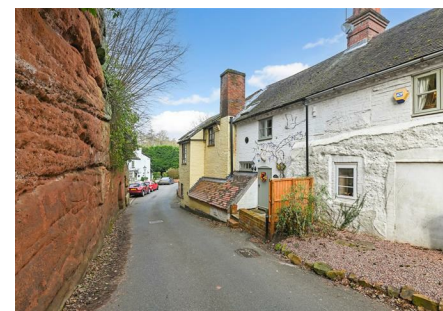
Energy Performance Rating



01562 820 880

Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
E: kidderminster@hallsgb.com



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Mileage (all distances approximate)
Kidderminster 3 miles Bewdley 4 miles Birmingham 19 miles Worcester 14 miles Stourbridge
7 miles



2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- A Beautiful Character Village Cottage
- Highly Sought After Location
- 3 Storey Accommodation
- 2 Bedrooms & Attractive Bathroom
- Generous First Floor Living Room
- Beautiful Fitted Kitchen Diner
- Garden Room & Cloakroom
- Private Garden, Garage & Off Road Parking

INTRODUCTION

A beautiful three-storey characterful cottage, being centrally located within this highly sought after rural village offering well presented, quality accommodation to include two bedrooms, a bathroom, living room, superb kitchen diner, garden room and separate cloakroom. There are attractive and private outdoor garden areas and possibly the most sought-after benefit, the cottage offers off road parking and a garage. An internal inspection is a must to appreciate the nature and quality of this lovely home as well as its convenient pretty location within the heart of the village. The property also benefits from a sale with no onward chain.

FULL DETAILS

The property is approached from the centre of Wolverley Village off Blakeshall Lane past the garage via a walkway into a private gated garden and over a small timber bridge crossing the brook, leading to a private flagstone paved, outdoor terrace seating area with solid wooden stable style door accessing the beautiful kitchen diner.

KITCHEN DINER

Having under floor heating with a fabulous feature log burning stove with exposed brick surround and raised tiled hearth. The kitchen is beautifully presented with high quality marble work surfaces, matching base and eye level solid wooden units to include integrated dishwasher, ceramic Belfast sink with contemporary chrome swan neck mixer tap, extensively tiled surround, inset power points, double 'Belling' oven with grill, six ring gas hob over, extractor hood above and attractive concealed lighting. There is an original timber beamed ceiling, two ceiling mounted light fittings, double glazed window overlooking the garden and a turning staircase to the first floor. There is also access to the ground floor cloakroom and to the attractive day room/snug.

DAY ROOM/SNUG

Previously used as a dining area with part brick construction, double glazed windows to three sides, ceiling and wall mounted light fittings, French doors opening out to the initial flagstone terrace and overlooking the brook and private garden.

CLOAKROOM

With low level close coupled WC, corner wash hand basin with mixer tap, ceiling mounted light fitting, extractor fan and space and plumbing for automatic washing machine.

From the kitchen diner a turning staircase leads to the first-floor accommodation and the spacious living room.

LIVING ROOM

With attractive feature log burning stove with quarry tiled hearth and wooden beam above. There is a radiator, power points, ceiling mounted light fitting, double glazed window overlooking the private garden. There is a solid wooden rear door which conveniently allows direct access onto Church Bank.

SECOND BEDROOM

Beautifully presented with radiator, power points, ceiling mounted light fitting and double-glazed window.

From the living room, a second turning staircase leads to the second floor where there is a fabulous master bedroom suite.

MASTER BEDROOM SUITE

With dual aspect double glazed windows to both front and rear with the benefit of a dressing room and an en-suite bathroom. There are power points, ceiling mounted light fitting, exposed ceiling timber, access to roof space. The dressing room has fitted wardrobes, radiator, double glazed window overlooking the garden, ceiling mounted light fitting and an exposed ceiling timber.

EN-SUITE BATHROOM

With a contemporary white suite of low level close coupled WC, pedestal wash hand basin with stainless steel mixer tap, panelled bath with an extensively tiled surround, wall mounted shower and glazed concertina shower screen. There is a stainless-steel heated towel rail, inset spot lights to ceiling, extractor fan, exposed ceiling timber and double-glazed Velux window to the rear aspect.

OUTSIDE

The attractive private fenced garden is low maintenance, being laid to attractive block paved hardstanding with a covered timber pergola, a timber bridge crossing the brook onto a private flagstone outdoor terrace seating area with access into the day room/snug and into the beautiful kitchen diner.

GARAGE

Of Brick construction with a pitched tiled roof and an up and over door timber door, single glazed window to the side elevation and block paved hard standing to the front providing off road parking.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.

DIRECTIONS

From Halls Kidderminster Office in Franche Road, proceed to the roundabout and turn right onto Wolverley Road B4189. Take the first left onto Blakeshall Lane and after a short distance over the bridge and before the village pub, 3 Blakeshall Cottage will be found on the left-hand side set behind Wassell Cottage. There is off road parking in front of the garage immediately off Blakeshall Lane and pedestrian access from there to the property.

LOCATION

Brookside Cottage is wonderfully positioned within one of the region's most sought-after villages and is conveniently and centrally located for the immediate local amenities. One of the unusual features of the area are rooms cut into the sandstone cliffs behind some of the houses. In the centre of the village, next to the Queens Head Public House car-park are some caves which reflect this usage. As well as the local pub is The Old Village Store, and the local St. John's Church.