



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Grooms Cottage, Rectory Lane, Shrawley, Worcestershire. WR6 6TN

£425,000

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A rare opportunity to acquire a detached Cottage offering further potential, with a landscaped garden and situated in a picturesque countryside location.

Accommodation briefly comprising: Entrance Porch, Living Room with log burner, farmhouse style Kitchen, Dining Room, Reception 2/ Snug and Bathroom. On the first floor: Mezzanine Landing with potential for Office area, Bedroom with En-Suite, further Bedroom and storage cupboards.

Outside: To the front is gravelled parking for multiple vehicles as well as a courtyard style set garden behind gates. To the rear is a fabulous landscaped garden with patio area, mature shrub, hedge and flower borders as well as a Home Office/Studio.

LOCATION: Situated on the edge of the village of Shrawley, offering local amenities to include The new Inn public house, active Village Hall and within easy reach of Holt Heath and Ombersley, where there are further amenities to include a grocery shop.

What 3 words: unto.breathy.relies.

Living Room - 7.21m x 3.89m (23'8" x 12'9")

Dining Room - 3.99m x 2.9m (13'1" x 9'6")

Kitchen - 4.11m x 3.99m (13'6" x 13'1")

Reception 2 / Snug - 3.89m x 3.71m (12'9" x 12'2")

Garden Room / Studio - 5.38m x 2.9m (17'8" x 9'6")

Bedroom 1 - 3.86m x 3.68m (12'8" x 12'1")

En-Suite - 2.54m x 2.29m (8'4" x 7'6")

Bedroom 2 - 4.01m x 2.92m (13'2" x 9'7")

Bathroom - 2.82m x 2.01m (9'3" max 4'9" min x 6'7" max 3'4" min)





- NO ONWARD CHAIN
- Large landscaped garden
- Further potential to extend (if required)
- Office/Studio in garden
- Detached Cottage
- Edge of village location
- 3 Reception Rooms
- Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	