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Wheel Cottage, Hill Pool, DY10 4PD  
Guide Price £960,000



# Wheel Cottage

Welcome to Wheel Cottage, a beautifully renovated and extensively extended four bedroom property located in Hill Pool on the outskirts of Chaddesley Corbett.

The hamlet of Hill Pool is just a short distance from the popular village of Chaddesley Corbett which offers a variety of amenities, along with being just a short drive from the towns of Bromsgrove and Kidderminster. For those that commute to and from work, the local motorway networks are just a short drive away, the closest being Junction 1 of the M42 to the north.

With its elevated position, traditional quirks and modern additions, this charming cottage is one of a kind and is a home to be proud of. The substantial extension to the rear creating the fabulous kitchen, dining, living space presents the real heart of the home and makes the perfect space to relax with family or to host gatherings.

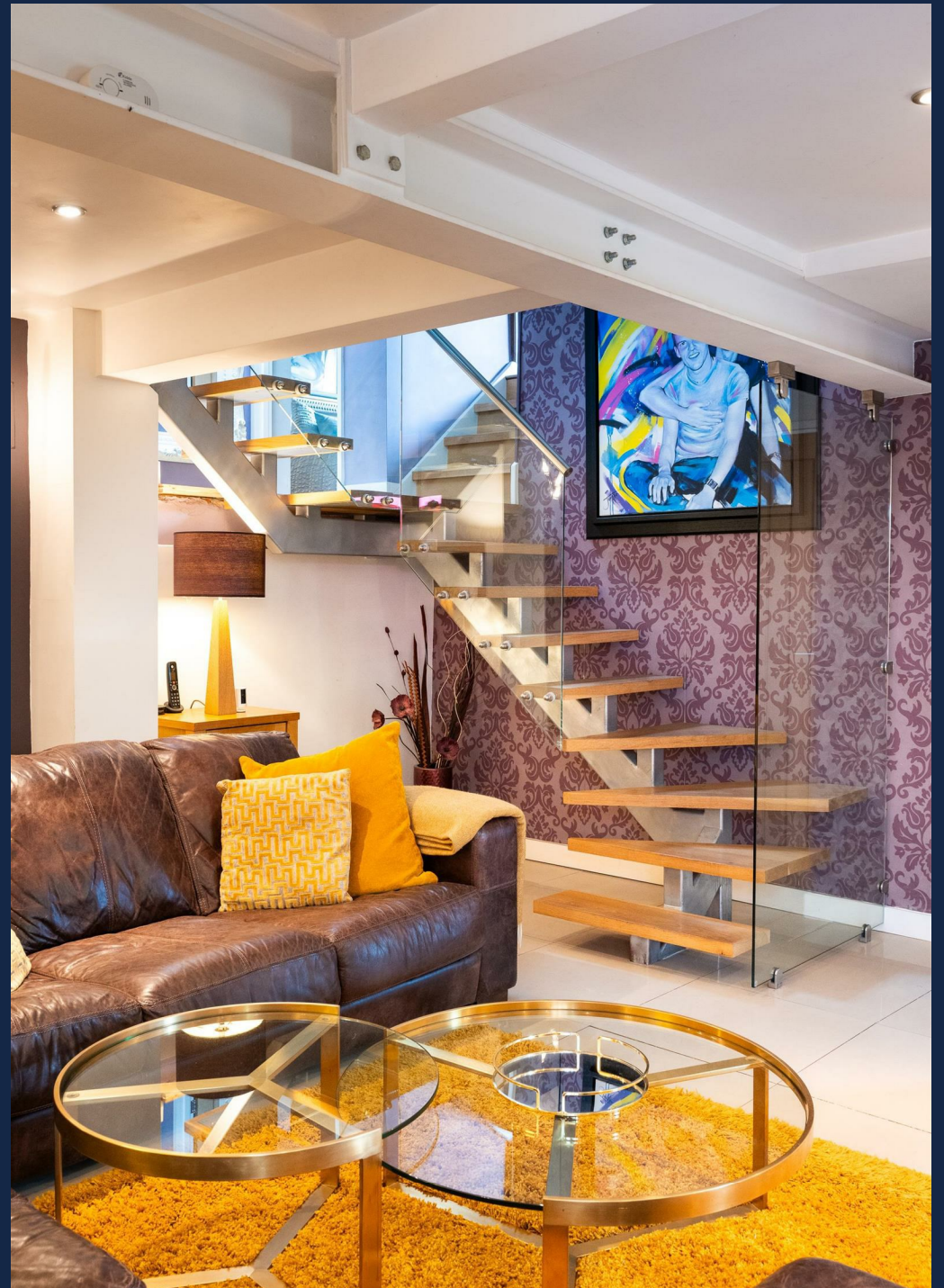
Each bedroom offers ample space for guests, the main suite with dressing area and ensuite shower room, the second bedroom with a further ensuite shower room and the main house bathroom ensures convenience for families, all with a stylish finish.

A standout feature of this property is its versatility; one of the four bedrooms is currently being used as a gym, and one of the former bedrooms, before renovation, is now used as a study. It could easily be reinstated as a fifth bedroom, if required. The flexibility of the use of space accommodates for families of varying sizes and needs, a necessity in everyday life.

The outdoor space presents far reaching views of the Clent Hills and is a real oasis of calm and quiet, providing various areas for seating and potential for further landscaping and planting.













Approached via driveway with ample parking for 3-4 vehicles, a stepped path leads up to the front door, gate to side for access to the rear garden and mature planter beds to the front.

#### Entry Hall

With obscured glass feature wall, access to the w.c. and door through into the living room.

#### W.C.

With obscured double glazing window to front, central heating radiator and tiling to floor. There is a w.c. and alcove with hand wash basin and tiled splashback.

#### Study 9'6" x 12'5" (2.9 x 3.8)

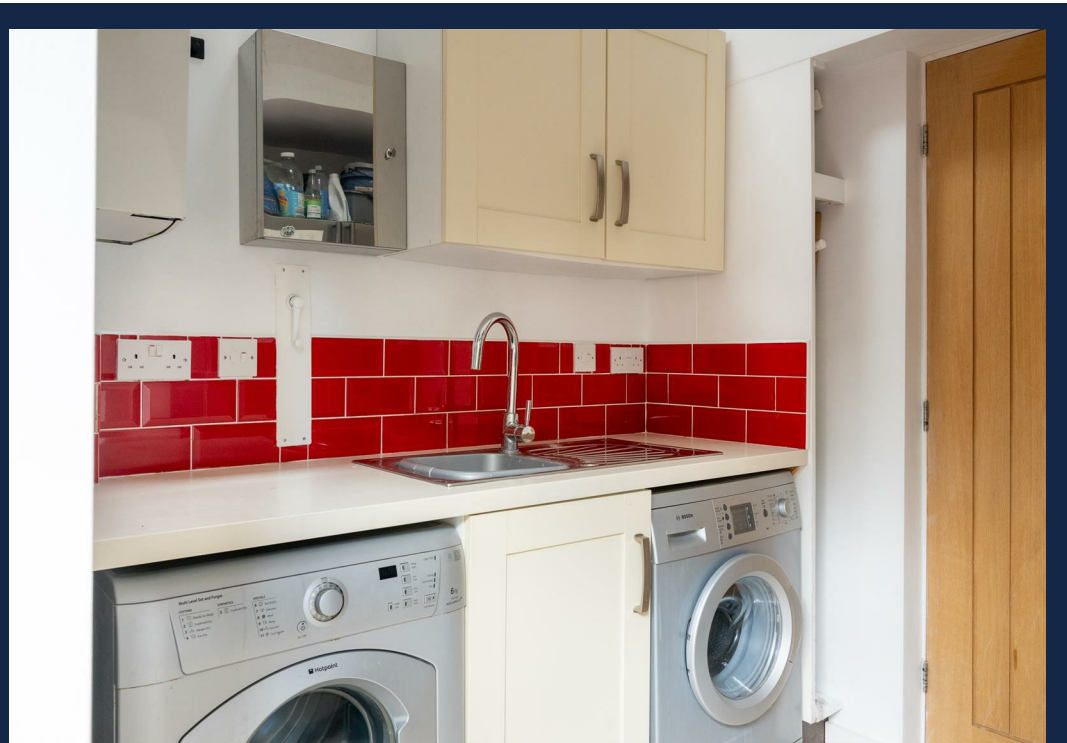
With double glazing window to front, central heating radiator and ample fitted cupboards for storage. This space is currently being used as an office but could also be another reception room or bedroom.

#### Living Room 15'8" max 11'5" min x 21'7" max 11'9" min (4.8 max 3.5 min x 6.6 max 3.6 min)

With double glazing window to side, two central heating radiators and porcelain tiling to floor which has an electric underfloor heating mat. There is a large feature fireplace with multifuel burner, brick surround, tiled hearth and original oak beam mantle, a real focal point for this lovely space. A steel core staircase with cantilevered oak treads and glass balustrade, leads to the split level landing and glass double doors lead through to the kitchen dining room.

#### Kitchen Dining Room 20'11" max 13'5" min x 17'4" max 9'6" min (6.4 max 4.1 min x 5.3 max 2.9 min)

With large floor to ceiling double glazed windows to side and rear, incorporating bifold doors open out to the patio area and large skylight overhead. There is porcelain tiling to floor with underfloor heating throughout, a variety of fitted bespoke wall and base units with work surface over and one and a half bowl stainless steel sink with drainage. Integrated appliances include a dishwasher, fridge, two Neff ovens, Neff combination microwave/oven and Neff coffee machine and there is also a five ring Neff induction hob with extractor fan overhead. This multifunctional room offers space for both dining and living furniture, ideal for families. Further door leads through into the utility.









Utility 7'10" x 5'10" (2.4 x 1.8)

With Velux window to rear, half glazed door to side for access to the garden and porcelain tiling to floor. There are fitted wall and base units with worksurface over, stainless steel sink with drainage and space and plumbing for white goods. The house boiler is also located here.

#### Landing

A stylish split level landing with glass banister, wood flooring and skylight overhead. Doors lead to:

Main Bedroom 12'5" x 12'1" (3.8 x 3.7)

With two central heating radiators, French doors to the rear with glazed side panels and doors leading to:

#### Ensuite

With double glazing window to side, chrome dual fuel heated towel rail and tiling to floor incorporating an electric underfloor heating mat and tiled walls. There is a low level Japanese style w.c., fitted floating vanity with large hand wash basin and large walk in shower with stylish tiling, hand held shower and drench head over.

#### Dressing Room

Accessed via sliding glass door with mortice switch activated lighting overhead and ample storage with hanging rails, shelving and drawer units.

Bedroom Two 13'5" x 12'1" (4.1 x 3.7)

With dual aspect double glazing windows to front and rear, central heating radiator and ample fitted wardrobes for storage. Door leads through to the ensuite.

#### Ensuite

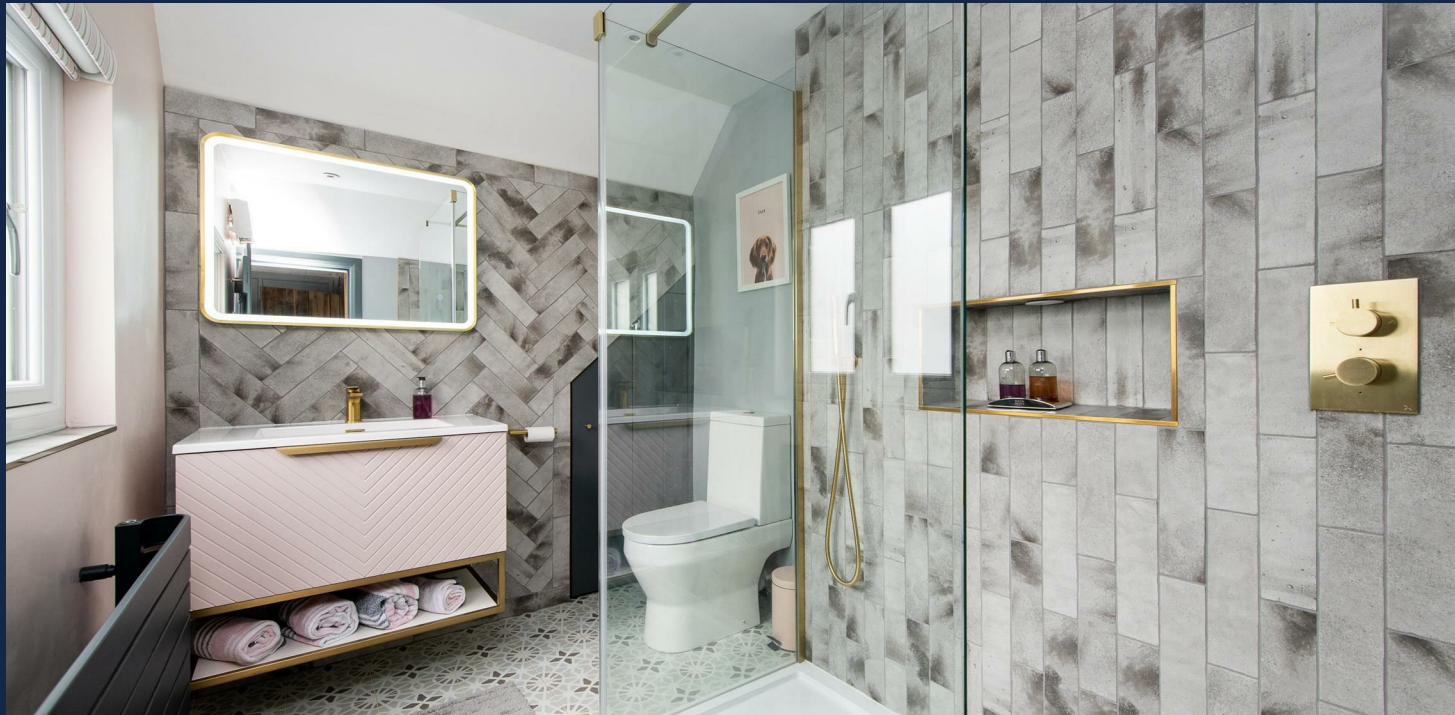
With obscured double glazing window to side, central heating radiator and tiled floor incorporating an electric underfloor heating mat. There is a low level w.c., large floating vanity with hand wash basin and walk in shower with hand held shower, drench head over and illuminated inbuilt shelf. There is also an airing cupboard for further storage and houses the hot water tank and expansion vessels

Bedroom Three 12'5" max 9'2" min x 9'6" max 7'2" min (3.8 max 2.8 min x 2.9 max 2.2 min)

With double glazing window to front, central heating radiator, engineered oak flooring and good sized storage cupboard.









#### Bedroom Four 8'10" x 11'1" (2.7 x 3.4)

With double glazing window to front, central heating radiator and original wood flooring. There is further space for ample fitted wardrobes for storage.

#### Bathroom

With obscured glass feature wall, skylight overhead, heated towel rail and tiling to floor and walls. There is a low level w.c., vanity sink and freestanding bath raised on a wet room plinth with pedestal bath filler tap and integrated hand held shower, drench head over and central glass shower screen.

#### Garden

A fabulous space with large raised decking area, perfect for outdoor seating and hosting family barbeques, decking steps lead to a hexagonal summer house for covered dining outside. Further paved patio, which can also be accessed from bedroom one, and sloped lawn leading up to a second lawned area. The second lawned area offers the perfect vantage point to enjoy far reaching views of the Clent Hills and is a sun trap to enjoy during the warmer months.

#### 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.

#### Council Tax

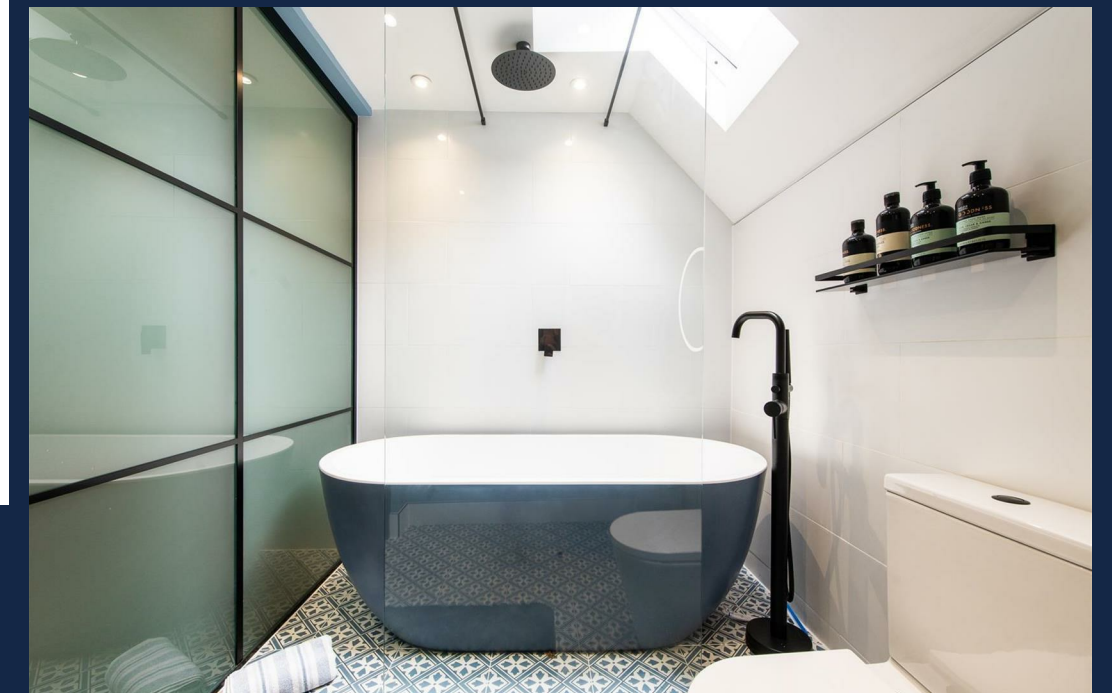
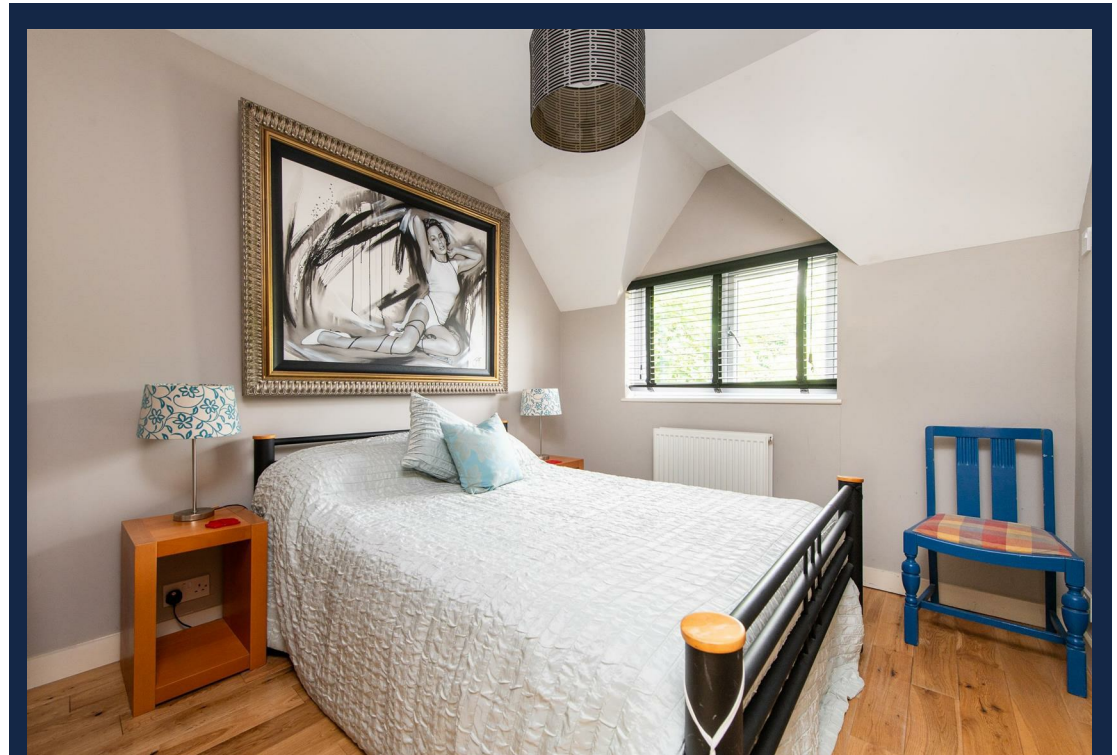
Tax band is E.

#### Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

#### 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 £175 should you decide to proceed with the



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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.

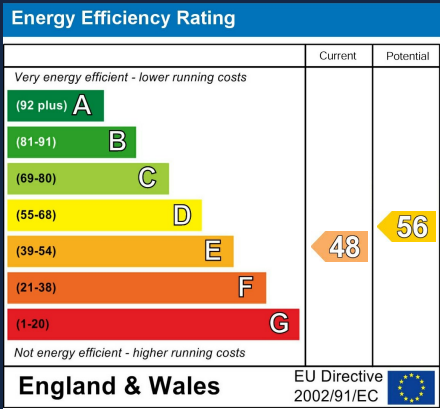
The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.

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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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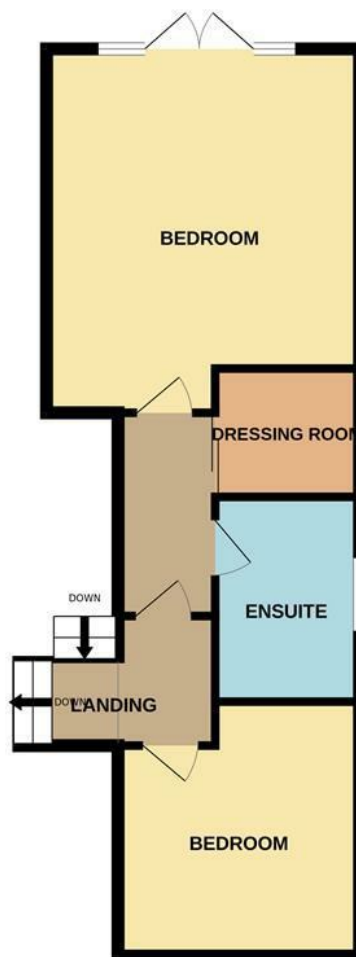
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GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.  
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