



**Brake Lane Cottage, Brake Lane, Hagley, Stourbridge, DY8 2XW**

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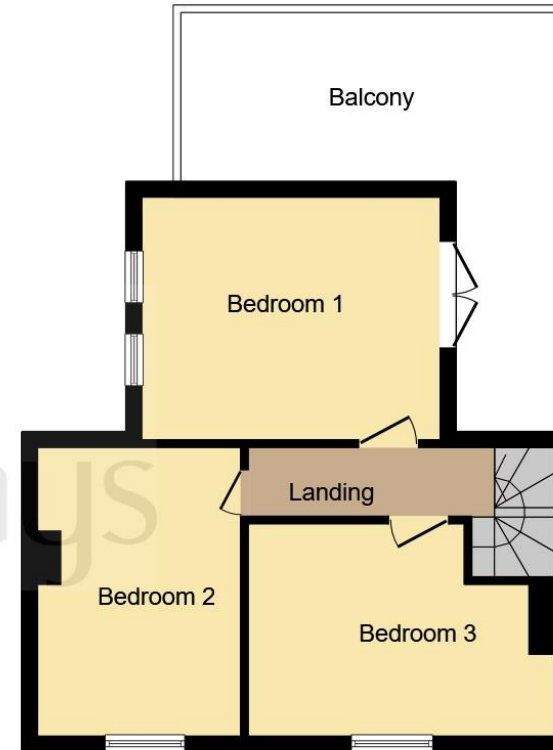
**Brake Lane Cottage, Brake Lane, Hagley, Stourbridge**

\*\*\*\*DELIGHTFUL PERIOD COTTAGE\*\*\*\*DETACHED\*\*\*\*THREE BEDROOMS\*\*\*\*GARDENS TO EITHER SIDE\*\*\*\*OPEN PLAN LOUNGE/DINER\*\*\*\*SOUGHT AFTER LOCATION\*\*\*\*COUNTRYSIDE WALKS\*\*\*\*CATCHMENT FOR HAYBRIDGE HIGH SCHOOL\*\*\*\*VIEWINGS ADVISED\*\*\*\*





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### **Approach**

Feature walled frontage with dual wrought iron gates, access to cottage from either side and step upto front door with canopy over. Tarmacadam driveway leads to garage, steps and pathway upto ornate fish pond and summer house.

### **Entrance Porch**

Pitched roof, ceiling light, bow windows to side and double doors to lounge.

### **Downstairs Cloakroom**

Wall lights, low level wc, vanity wash hand basin and central heating radiator.

### **Wet Room**

Window to side, wall light, central heating radiator, shower area and tiling to splash prone areas.

### **Lounge/Diner**

24' 10" max x 15' 4" max ( 7.57m max x 4.67m max )  
Windows to front and side, ceiling light, exposed beams, central heating radiators, bar area, window seat, feature fireplaces with electric fires, spiral staircase to first floor accommodation, double doors to conservatory and further doors to various rooms.

### **Kitchen**

14' 10" max x 10' max ( 4.52m max x 3.05m max )  
Window to side, double glazed double doors to front, ceiling light, range of wall and base units, worktops, sink/drainer with mixer tap, electric oven, hob, space for fridge, seating area, central heating radiator and wall mounted boiler.

### **Conservatory**

13' 4" max x 11' max ( 4.06m max x 3.35m max )  
Double glazed window to side, double doors to garden, wall lights and central heating radiator.

### **Landing**

Feature window to side, wall light and doors to various rooms.

### **Bedroom One**

11' 3" max x 12' 5" max ( 3.43m max x 3.78m max )  
Windows to front and rear, ceiling light, central heating radiators, built-in wardrobe and storage, wall mounted electric unit and double doors to terrace area.

### **Bedroom Two**

12' 10" max x 8' 7" max ( 3.91m max x 2.62m max )  
Window to side, ceiling light, wall light, central heating radiator and vanity wash hand basin with storage beneath.

### **Bedroom Three**

8' 7" max x 12' 6" max ( 2.62m max x 3.81m max )  
Window to front, ceiling light, central heating radiators, range of fitted wardrobes and built-in storage.

### **Garage**

Up and over door, currently used for storage.

### **Summer House**

Built on a brick base with a pitched roof, double glazed doors, double glazed windows to front, rear and side and ceiling light.

### **Rear Garden**

Crazy paved patio, lawned area, access to shed, walled garden area, outside lighting and tap, tarmacadam driveway to the other side with picket fence.

### **Agent Note**

The Council Tax Band is E.



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## Brake Lane Cottage Brake Lane, Hagley Stourbridge

- DETACHED PERIOD COTTAGE
- THREE BEDROOMS
- LOUNGE /DINER
- CONSERVATORY
- CATCHMENT FOR HAYBRIDGE HIGH SCHOOL

Tenure: Freehold EPC Rating: F

offers over

**£599,950**



Please note the marker reflects the  
postcode not the actual property

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