



6 The Cottage, Mustow Green, Kidderminster

G HERBERT
BANKS

EST. 1898

6 The Cottage, Mustow Green, Kidderminster, DY10 4LQ

A character detached property in this sought after location.

- Entrance hall, kitchen, utility room, inner hallway, shower room, sitting room/snug, reception room, family room, dining room, study, two bedrooms (one on ground floor), ensuite bathroom and separate cloakrooms, bedroom two with cloakroom.
- Garage, tarmacadam in and out driveway, wonderful large mature gardens.
- In all about 0.435 of an acre.

Situation

6 The Cottage occupies a prominent main road position in the desirable settlement of Mustow Green. The pub The Dog Inn public house at Harvington lies within walking distance as does the beautiful historic Harvington Hall. The property lies a short driving distance from the charming and highly regarded historic village of Chaddesley Corbett. This very well serviced village has an extensive range of amenities including the fine St Cassian Church, a primary school, butchers, two pubs, the excellent large Rowberrys Farm shop, local cricket, rugby and football clubs, the renowned point to point course and the stunning Brockencote Hall Hotel and Restaurant.

As well as the local Chaddesley Corbett primary school there are day/boarding school options including Winterfold House School, Bromsgrove School, Old Swinford Hospital School and Kings School and RGS in Worcester.

The location of the property provides excellent access to many surrounding towns and cities, together with

the West Midlands accommodation. The property is about 4 miles from Kidderminster, 7 miles from Bromsgrove, 8 from Stourbridge and 14 miles from Worcester, together with 20 miles from central Birmingham. Both the M5 motorway and the national rail networks and readily accessible. Nearby rail stations including Kidderminster, Droitwich Spa and Bromsgrove.

Description

6 The Cottage is a much cherished property which has been in the same family ownership for about 30+ years. It comprises a brick half timber property set beneath a pitched tiled roof with spacious and versatile two bedroom accommodation. The first floor is served by an existing lift.

The principally used access is the side entrance hall off the driveway with utility room off with Belfast sink unit and plumbing for washing machine. The utility room leads to the kitchen with a range of floor and wall mounted cabinets including glazed display cabinets, ceramic sink unit, wall and floor tiling, AEG double oven and Bosch ceramic hob with extractor over.

The reception/inner hallway with exposed timbers has a front entrance hall off. There is a ground floor shower room including a large tiled shower cubicle and cosy sitting room/snug with brick fireplace with wood burning stove, book shelving, tv cabinet and exposed timbers.

Further excellent ground floor space includes a reception room with lift, family room, dining room and study.

There is a ground floor master bedroom suite with ensuite bathroom and separate ensuite cloakroom.

The second floor provides a small landing double bedroom and cloakroom. This bedroom has stair access leading to the snug.

There is ladder access from the Garden room as well as lift access from the Library which leads to attic rooms which has good eaves walk-in storage space.

Outside

Tarmacadam in and out driveway leading to the detached double garage plus additional slabbed hardstanding with double gales at the end of the garden for additional off road parking.

The large gardens are a delight. Rear gardens comprises shaped sun terrace with nicely stock borders and lovely shaped lawns with excellent shrubbery and plant beds, brick and tiled store. Fruit beds and opening to a further lawn garden area with meandering block paved path, small timber framed greenhouse and sperate partially glazed shed. Twin gates and further hardstanding.

GENERAL INFORMATION

Energy Performance

Current Rating: 31F

Potential Rating: 67D

Carried out: 30th April 2025

Services

Mains electricity, drainage and water. Oil fired central heating.

Local Authority

Wyre Forest District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office

Tel: 01299 896968

Directions

What3words ///haystack.pounce.payout



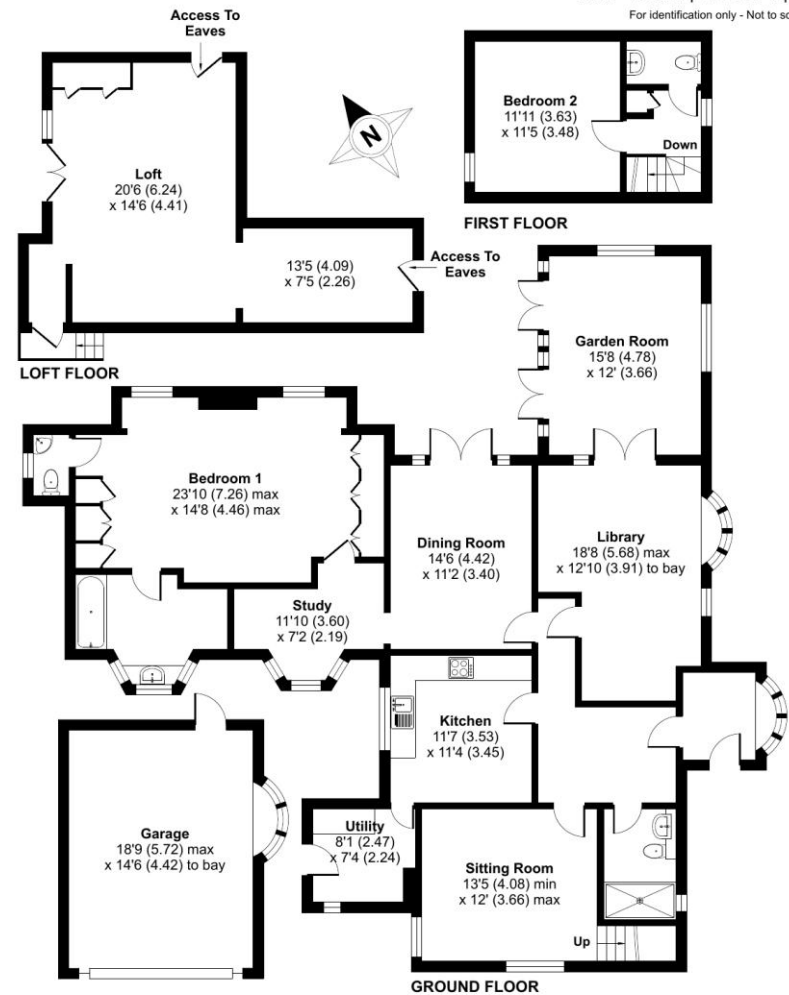


MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

Mustow Green, Kidderminster, DY10

Approximate Area = 2332 sq ft / 216.6 sq m
Garage = 281 sq ft / 26.1 sq m
Total = 2613 sq ft / 242.7 sq m
For identification only - Not to scale

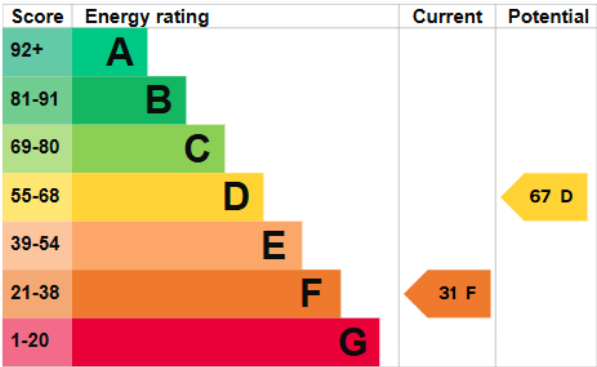


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for G Herbert Banks LLP. REF: 1282090

Energy rating and score

This property's energy rating is F. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

G HERBERT
BANKS

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

