



Solcum Wood Cottage  
Blakeshall Lane | Wolverley | Kidderminster | Worcestershire | DY11 5XL

FINE & COUNTRY











## Accommodation Summary

### Ground Floor

This is a spacious cottage with a fully fitted country kitchen with a pantry bar and integrated appliances with access directly out to the front of the property. There are two other living areas, one set up as a more formal dining room with wood stove and a separate living room to relax and watch the TV with a wood-burning stove. The conservatory that opens out onto the side patio is an outstanding feature. Also on the ground floor, you will find a separate utility room, home offices and guest WC.































### First Floor

Upstairs you will find three well sized bedrooms, including a principal bedroom with ensuite. The principal bedroom encompasses built-in storage space for clothing, and its adjoining ensuite includes a WC, vanity unit with in-built wash basin.

The remaining two bedrooms also offer enough room for double beds and are served by an additional family bathroom which includes a bath with shower.



























### Outdoor Buildings

The potential for conversion is fantastic at Solcum Wood Cottage. If you have an extended family, need more space for guests, are looking to create additional income from an on-site holiday let, or need to give older children some privacy, the double garage with boarded first floor loft is ripe for conversion into an annexe (subject to planning with the local authority). There is an impressive workshop to the back of the double garage, plus a separate single garage with small workshop/storage.

### Outdoor

Situated within twelve acres of private, tranquil woodland, mature gardens and its own field, the views across picturesque farming fields and woodland from Solcum Wood Cottage are unrivalled. You will also find an additional outdoor barbecue area/sheltered hut alongside the patio area. The patio area leads out from the conservatory, creating a fantastic extension from the inside entertaining space, to the outdoors. If you are hoping to raise animals, a fenced paddock area provides security for ponies, livestock or chickens, with plenty of extra space for them to roam.







## LOCATION

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Just under 10 minutes away by car is the ancient village of Kinver, home to a bustling high street with quaint independent shops, pubs and restaurants. In Wolverley, around 1 minute down the lane, you can enjoy riverside walks along the Stour, and stop off for a cup of tea and cake at one of the village's thriving local cafes such as Gills.

Children will love the Habberley Outdoor Adventure Trail and Hilltop Café, set amongst the tranquillity of Habberley Valley Nature Reserve some ten minutes away, and the area as a whole provides stunning backdrops, nature experiences and history with multiple National Trust sites, including Kinver Edge and the Rock Houses, Clent Hills in Stourbridge, and Dudmaston North in Bridgnorth.

Trains from Kidderminster Railway Station run regularly to Birmingham Snow Hill, and you will reach the city within 40 minutes. The village is also served by various bus services, including the 9A and 9C bus services to the Kidderminster Circular, the number 4 to Kidderminster Bus Station, and the 580 between the village of Kinver, back down to Kidderminster. The A442 is around 5 minutes away from the property by car, and you can reach Birmingham Airport in around 50 minutes.

You will find two schools within the village of Wolverley, Wolverley Sebright Primary Academy and Wolverley Church of England Secondary School, both of which are rated "Good" by Ofsted.

Heathfield Knoll Nursery and Independent School is also available nearby, educating children of all ages. Within equal distance in Kinver, are three additional schools: Foley Infant School Academy, Brindley Heath Junior School Academy, and Kinver High School.









### Services, Utilities & Property Information

**Utilities:** Utilities: Mains electricity and water. Oil and electric heating and hot water. Private drainage via a septic tank.

**Services:** CCTV or similar security system in place and in operation during viewings. FTTC broadband and 4G and some 5G mobile phone coverage available in the area – please check with your local provider.

**Parking:** Double garage and single garage and driveway parking for 4+ vehicles.

**Construction:** Standard.

**Property Information:** Right of Way footpath through the woodland at rear bank of house.

**Tenure:** Freehold.

**Local Authority:** Wyre Forest – council tax band G.

**EPC:** Rating E.

### Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01905 678111.

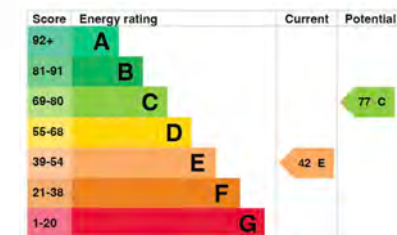
### Website

For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

### Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am – 1.00 pm













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