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Estate Agents

Letting and Management Specialists



Hazelwood Cottage Consall Forge, Wetley Rocks, ST9 0AJ

Guide Price

£160,000

- Two Bed Cottage
- Partially Completed
- Under Floor Heating
- Charming Original Features
- FOR SALE VIA ONLINE AUCTION ON MON 27th JULY AT 1PM UNTIL TUES 28th JULY 11AM.
- OPEN HOUSE EVENT 17th JULY 2.30PM to 3.00PM
- OPEN HOUSE EVENT 24th JULY 2.30PM to 3.00PM
- Surrounded By Picturesque Countryside

TWO BED DETACHED COTTAGE FOR SALE IN CONSALL FORGE

FOR SALE VIA ONLINE AUCTION ON MONDAY 27th JULY AT 1PM UNTIL TUESDAY 28th JULY 11AM.

NO NEED TO BOOK PLEASE ATTEND...

OPEN HOUSE EVENT 17th JULY 2.30PM to 3.00PM

OPEN HOUSE EVENT 24th JULY 2.30PM to 3.00PM

Hazelwood Cottage – A Unique Opportunity in the Heart of Consall Forge

Nestled in the idyllic and tranquil setting of Consall Forge, adjacent to the historic Old Flint Mill, Hazelwood Cottage presents a rare opportunity to acquire a characterful property with outstanding potential.

This partially completed historic cottage offers two well-proportioned bedrooms, underfloor heating, and a wealth of charming original features, providing the perfect foundation to create a truly exceptional home.

Included within the sale is the original flint settling tank, a unique and versatile structure with excellent potential for conversion into storage, garaging, or an imaginative ancillary space (subject to any necessary consents).

Surrounded by picturesque countryside and steeped in local history, Hazelwood Cottage is ideally suited as a peaceful countryside retreat, a distinctive permanent residence, or an attractive holiday let investment. Combining heritage, character, and exciting development potential, this is an opportunity not to be missed.

For more information call or e-mail us.



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GROUND FLOOR

LIVING AND DINING ROOM

25'2 x 13'4 max (7.67m x 4.06m max)

Double glazed timber front door. Two double glazed timber windows. Stone flooring with wet underfloor heating. Bespoke staircase with glass balustrade and shelving. Cupboard with access to heating manifold. Additional under stairs cupboard. Spotlights.

KITCHEN

13'6 x 8'7 (4.11m x 2.62m)

Stone flooring with wet underfloor heating. Two timber double glazed windows. Timber double glazed external door. Mains consumer unit. Spotlights.

FIRST FLOOR

LANDING

Oak staircase with glass balustrade and oak flooring. Double glazed timber window. Radiator. Spotlights. Cupboard containing the Baxi combi boiler.

BEDROOM ONE

13'4 x 13'1 (4.06m x 3.99m)

Oak hard flooring. Double glazed timber window. Two velux sky lights. Spotlights. Radiator.

UNFINISHED EN-SUITE

Set up for shower, wc and radiator. Spotlights.

BEDROOM TWO

13'6 x 8'8 (4.11m x 2.64m)

Oak hard flooring. Double glazed timber window. Velux roof light. Radiator. Spotlights.

MAIN BATHROOM

8'10 z 5'5 (2.69m z 1.65m)

Set up for bath with shower over, wc, wash basin and radiator. Spotlights. Double glazed timber window.

OUTSIDE

There is a gravel frontage with potential for parking or garden space. There is also an Indian stone path adjacent to canal at the rear.

ONE EMPTY SETTLING TANK

Brick and tile construction with light and power.





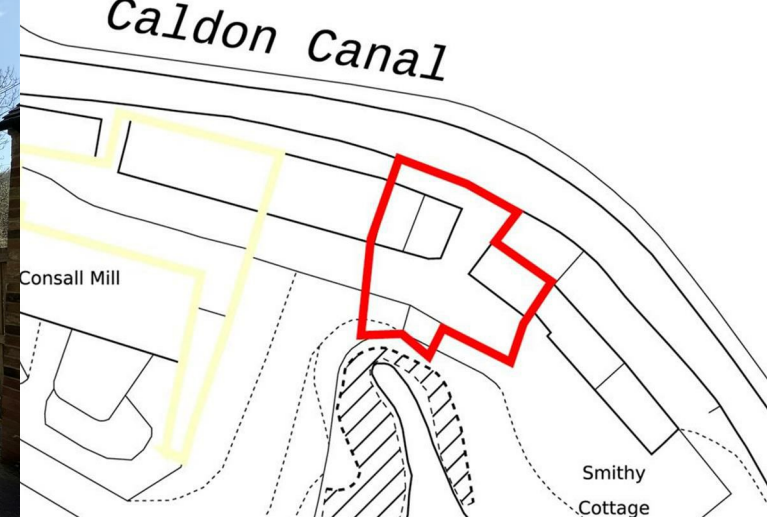
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

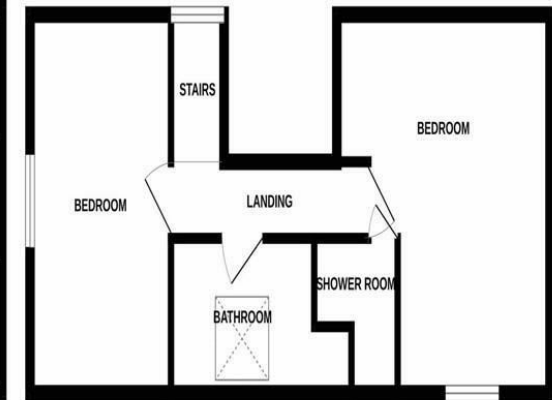
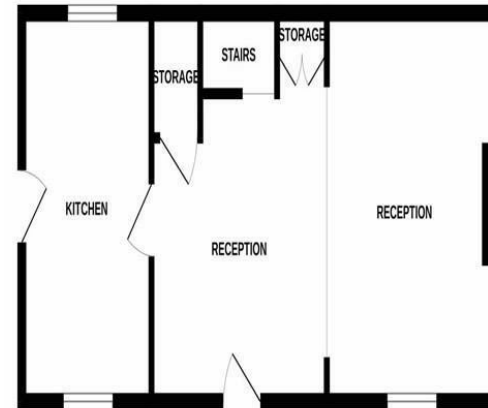
Tenure - Freehold

Council Tax Band - TBC



GROUND FLOOR

1ST FLOOR



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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