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Garden Cottage, Button Bridge, Kinlet, DY12 3AN
Guide Price £950,000

Garden Cottage

Grove Properties are delighted to present Garden Cottage, a beautiful five bedroom detached family home in the idyllic village of Button Bridge. This property is ideal for families seeking ample space to grow and thrive. The layout includes two inviting reception rooms, providing versatile areas for relaxation and entertainment, whether it be hosting guests or enjoying quiet family evenings.

The house boasts three well-appointed bathrooms, two as ensuites and a further family bathroom ensuring convenience for all residents and guests alike.

Externally, residents can enjoy a wrap around garden with large patio area and lawn, ideal for children to play or to sit out and enjoy the warmer months.

The surrounding area of Kinlet is known for its picturesque landscapes and a strong sense of community, making it an excellent choice for those who appreciate the tranquillity of rural living while still being within reach of local amenities. This property is not just a house; it is a home where memories can be made and cherished for years to come.

If you are looking for a spacious family residence in a serene setting, this house in Button Bridge is certainly worth considering. With its generous living spaces and beautiful surroundings, it presents a wonderful opportunity for anyone seeking a new place to call home.

Viewings are by appointment only with our Hagley office.







Approach

Approached via driveway for residents with sliding gate giving access to the property. The large gravel driveway provides parking for multiple vehicles and also gives access to the double garage.

Entry Hall

With double glazing window to side, door to front and tiled flooring. There is a beautiful oak staircase to the first floor landing and a further door to the rear giving access to the garden. Doors lead to:

Living Room 12'5" x 18'4" (3.8 x 5.6)

With double glazing window to front and French doors to the rear, feature fireplace with log burner, beam mantle and brick surround. Overhead there are character beams and integral speakers.

Study 11'1" x 9'2" (3.4 x 2.8)

With dual aspect double glazing windows to front and side, two double glazing decorative windows into the hallway and wood flooring.

Kitchen Living Space 17'0" max x 24'11" max (5.2 max x 7.6 max)

With two double glazing windows to the front, one to the rear and two sets of French doors to the side for access to the patio. There is tiling to floor, brick wall features and character beams overhead. Featuring a variety of fitted wall and base units with worksurface over and a matching island, one and a half bowl sink with drainage and induction hob with extractor fan overhead. Integrated appliances include a dishwasher, full height fridge and freezer, Neff oven and grill. This room also offers ample space for either seating or dining furniture and the feature fireplace with log burner and wood mantle makes for an excellent focal point.

Utility 7'6" max x 9'2" max (2.3 max x 2.8 max)

With tiled flooring, fitted wall and base units with worksurface over and a sink with drainage. There is also space and plumbing for white goods and the hot water tank.

W.C.

With double glazing window to rear, tiled flooring and walls, low level w.c. and a vanity sink with storage.

First Floor Landing

With a glass and oak feature staircase, access to the airing cupboard and doors leading to:



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Bedroom One 12'5" x 12'9" (3.8 x 3.9)

With double glazing window to front and door through into the dressing area.

Dressing Area

With double glazing window to rear, fitted storage and door through into the ensuite.

Ensuite

With obscured double glazing window to rear, heated towel radiator and tiling to floor and walls. There is a low level w.c., fitted vanity sink and a walk in shower with hand held shower, drench head over and inbuilt shelf.

Bedroom Two 17'0" max x 13'5" max (5.2 max x 4.1 max)

With dual aspect double glazing windows to side and rear, fitted wardrobes and drawers for storage and door leading to ensuite.

Ensuite

With skylight window to rear, heated towel radiator and tiling to floor and walls. There is a low level w.c., vanity unit with sink and shower with hand held shower, drench head over and inbuilt shelf.

Bedroom Three 16'0" x 10'9" (4.9 x 3.3)

With two dual aspect double glazing windows to front and one to side.

Bedroom Four 11'9" max x 11'1" max (3.6 max x 3.4 max)

With dual aspect double glazing windows to front and side.

Bedroom Five 11'5" x 9'2" (3.5 x 2.8)

With dual aspect double glazing window to rear and access to loft via hatch.

Bathroom

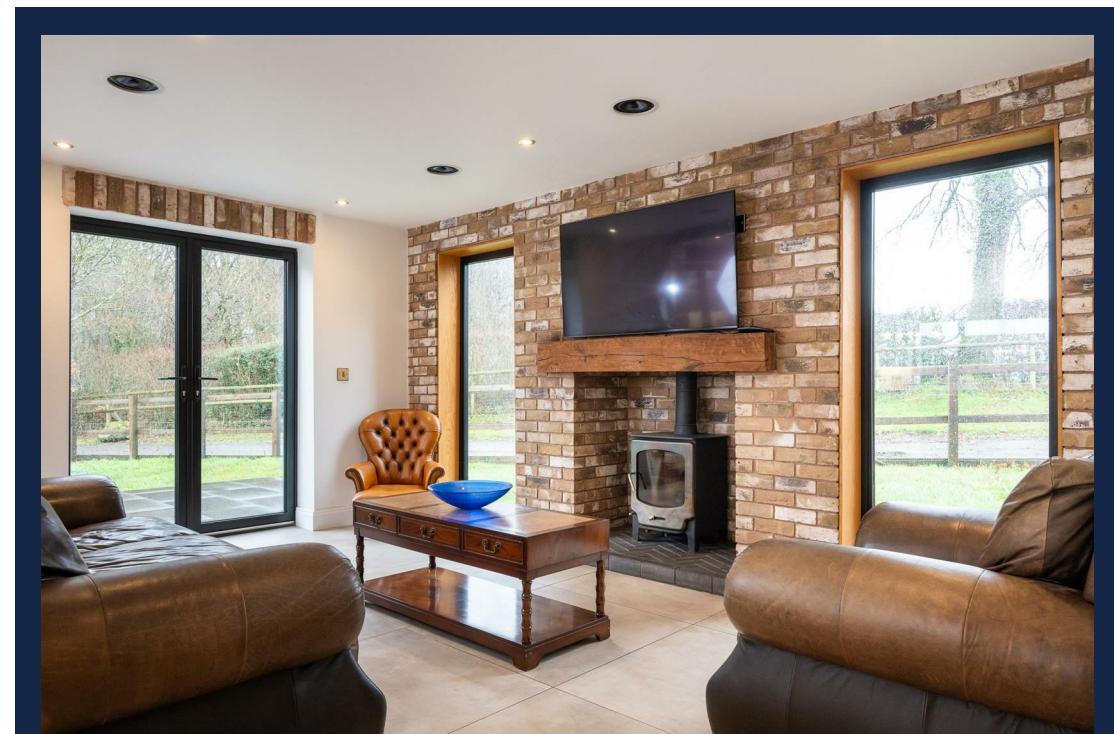
With obscured double glazing window to side, heated towel radiator, tiling to floor, half walls and splashback. There is a low level w.c., vanity unit with sink and a step up to the freestanding bath.

Garage

With electric roller shutter doors, lighting overhead and electric points.

Garden

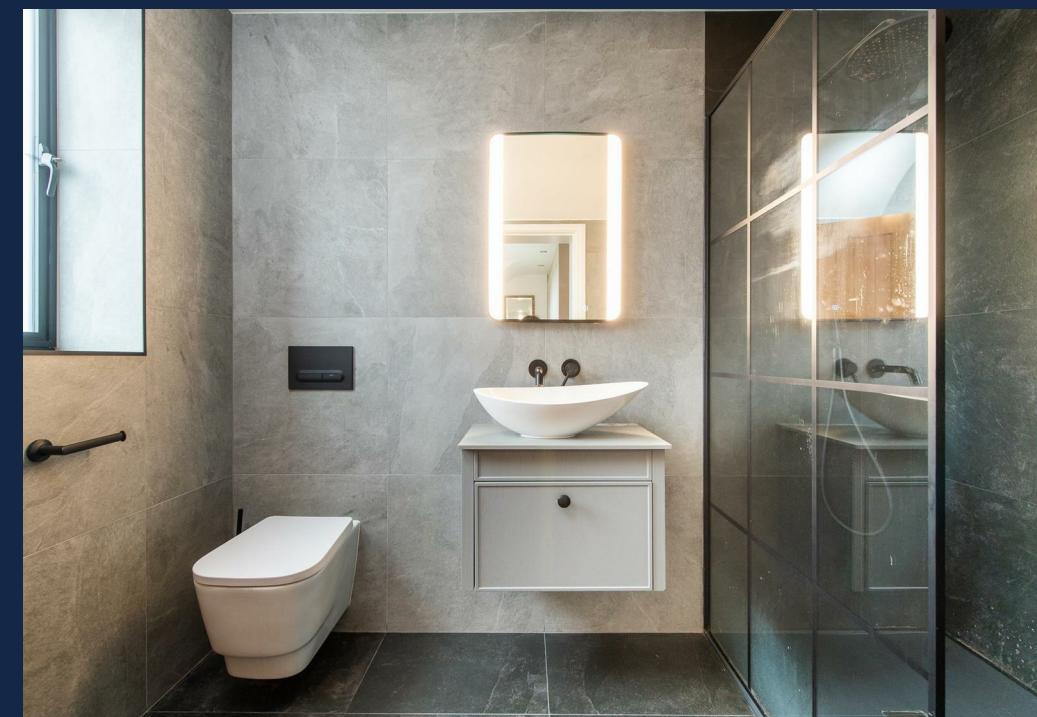
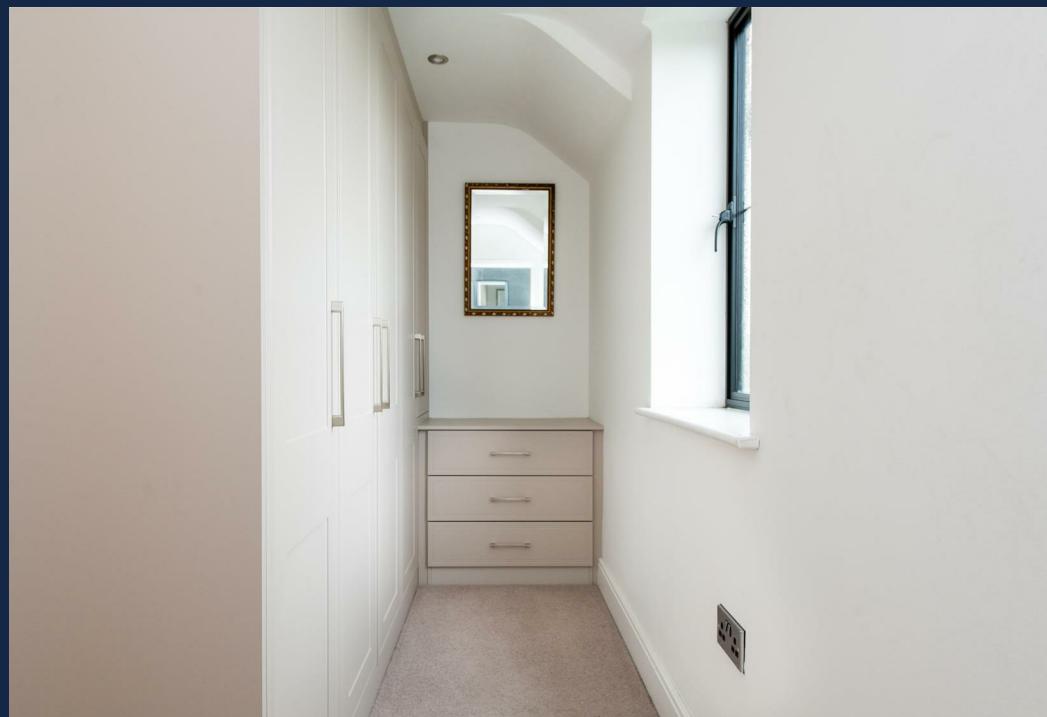
With large wrap around patio area and lawn with mature hedging borders and fencing to the front.

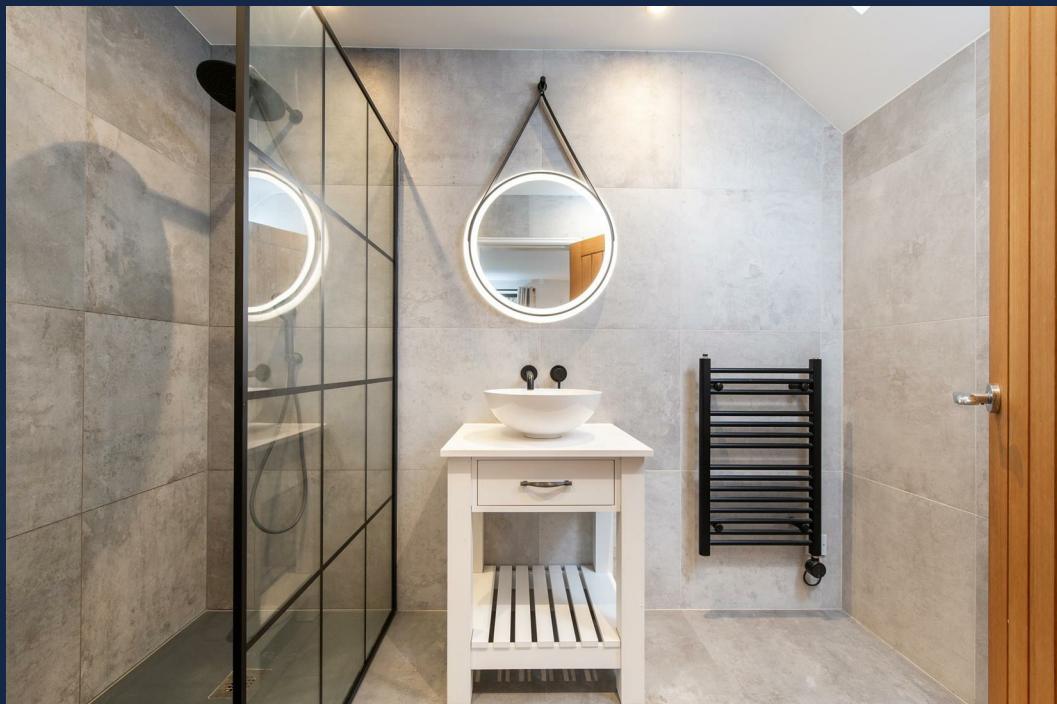
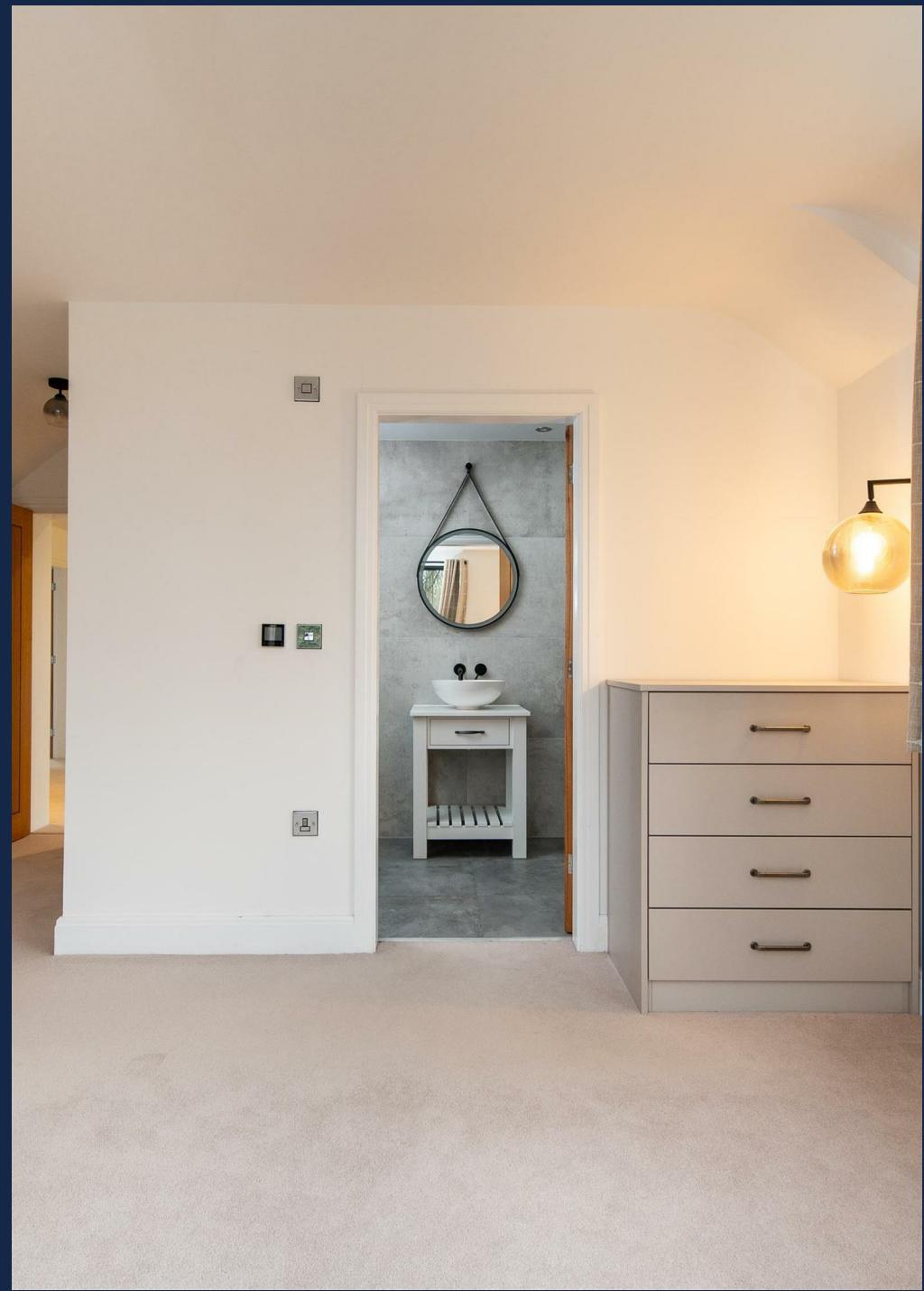


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Tenure - Freehold

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

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 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



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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.



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

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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