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The Cottage, Quarry Park Road, Stourbridge DY8 2RE

Guide Price £1,300,000

The Cottage

Grove Properties are delighted to present The Cottage, a beautiful five bedroom detached family home dating back to the 1930s located on Quarry Park Road in Pedmore. Boasting many character features such as stone fireplaces, lead lined windows, oak doors with glass pane features and turret with spiral staircase, this home is truly unique and a property to be proud of.

Known for its friendly community and proximity to Stourbridge town centre and the nearby village of Hagley, this exclusive address is ideal for those looking to be in a more rural setting whilst still being just a short distance from local amenities and schooling.

The Cottage offers five reception rooms consisting of a large living room, dining room, office, lounge and games room, along with a fabulous kitchen diner with views out onto the gardens, utility room and quirky downstairs w.c. with wine cellar.

The upstairs accommodation provides five great sized bedrooms, three with ensembles and the fourth and fifth sharing a Jack and Jill bathroom.

Externally, the mature garden with hedging provides security and privacy whilst hosting loved ones throughout the warmer months and the patio offers an ideal spot for al fresco dining.

To arrange a viewing appointment, please contact our Hagley office.







Approach

Approached via electric gated driveway with raised planter beds, gates to side for rear access and a canopied porch area.

Entrance Hall

With windows to front, traditional feature fireplace and tiled flooring throughout. The property features a turret with beautiful oak spiral staircase and gallery landing.

Drawing Room 23'7" x 13'9" (7.2 x 4.2)

With dual aspect double glazed windows to front, rear and side, two central heating radiators and feature fireplace.

Office 13'9" x 12'1" (4.2 x 3.7)

With double glazed window and door to rear, central heating radiator and feature fireplace.

Dining Room 16'8" max (into bay) x 14'1" (5.1 max (into bay) x 4.3)

With large bay window to rear, central heating radiator and feature fireplace.

Kitchen Diner 29'10" max x 15'8" max (9.1 max x 4.8 max)

With double glazed window and door to rear, central heating radiator, overhead heater and herringbone wood flooring. Featuring a variety of fitted Aristocraft units with granite worksurface over, one and a half bowl Franke sink and Quooker tap, induction hob and extractor fan over, two AEG ovens and a combi microwave and coffee machine. Integrated appliances include a dishwasher and bin along with space and plumbing for an American style fridge freezer.

Utility 11'1" max x 10'9" max (3.4 max x 3.3 max)

With dual aspect double glazing windows to side and rear, central heating radiator and herringbone flooring. There are fitted wall and base units with worksurface over, stainless steel sink with drainage and space and plumbing for white goods. Door leads through to the boot room.

Boot Room

With ample storage.

Games Room 15'8" x 12'5" (4.8 x 3.8)

With double glazing windows to rear and central heating radiator.



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Second Lounge 19'8" x 16'4" (6.0 x 5.0)

With dual aspect obscured double glazing windows to front and rear, two central heating radiators and feature fireplace.

Cloakroom

With window to front, low level w.c. hand wash basin and wine cellar.

First Floor Landing

A gallery style wrap around landing with central heating radiator and doors leading to:

Bedroom One 17'4" max (into bay) x 14'1" (5.3 max (into bay) x 4.3)

With bay window to rear, central heating radiator and doors leading to:

Ensuite

With window to rear and door out to balcony, central heating radiator and tiling to floor and half walls. There are two pedestal sinks, a w.c., bidet, shower cubicle with drench head over and clawfoot bath with hand held shower.

Dressing Room

With window to rear, central heating radiator and ample fitted wardrobes for storage.

Bedroom Two 17'0" x 15'1" (5.2 x 4.6)

With two windows to side and one to rear, central heating radiator and fitted storage. Door leads through:

Ensuite

With window to front, central heating radiator and tiling to floor and half walls. There is a pedestal sink, w.c., bidet and fitted bath with shower overhead.

Bedroom Three 12'9" x 12'1" (3.9 x 3.7)

With window to front, central heating radiator and door to ensuite.

Ensuite

With window to front, central heating radiator and tiling to floor and half walls. There is a pedestal sink, w.c. and shower cubicle.

Bedroom Four 12'9" x 11'9" (3.9 x 3.6)

With window to front, central heating radiator and door through into the Jack and Jill bathroom.



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Jack & Jill Bathroom

With obscured window to front, central heating radiator and tiling to floor and half walls. There is a pedestal sink, w.c., shower cubicle and bath with hand held shower.

Bedroom Five 18'0" max x 17'0" max (5.5 max x 5.2 max)

With window to front, central heating radiator and door through into the Jack and Jill bathroom. There is also a store cupboard and door through to the stairs leading to the second floor landing.

Second Floor Landing 15'1" x 8'6" (4.6 x 2.6)

With window to front, central heating radiator and opening through to the heated attic space.

Heated Attic 19'4" x 8'6" (5.9 x 2.6)

With two windows to front and two central heating radiators along with door through into the further storage.

Storage

Accessed via the heated attic.

Garden

A lovely south facing space with paved patio area and large lawn, ideal for hosting friends and family. To the side there is a further garden with astro turf lawn accessed by the utility and with a gate to the driveway.

Summer House 11'9" x 10'9" (3.6 x 3.3)

With excellent potential to be a gym or office space.

Double Garage 18'4" x 17'0" (5.6 x 5.2)

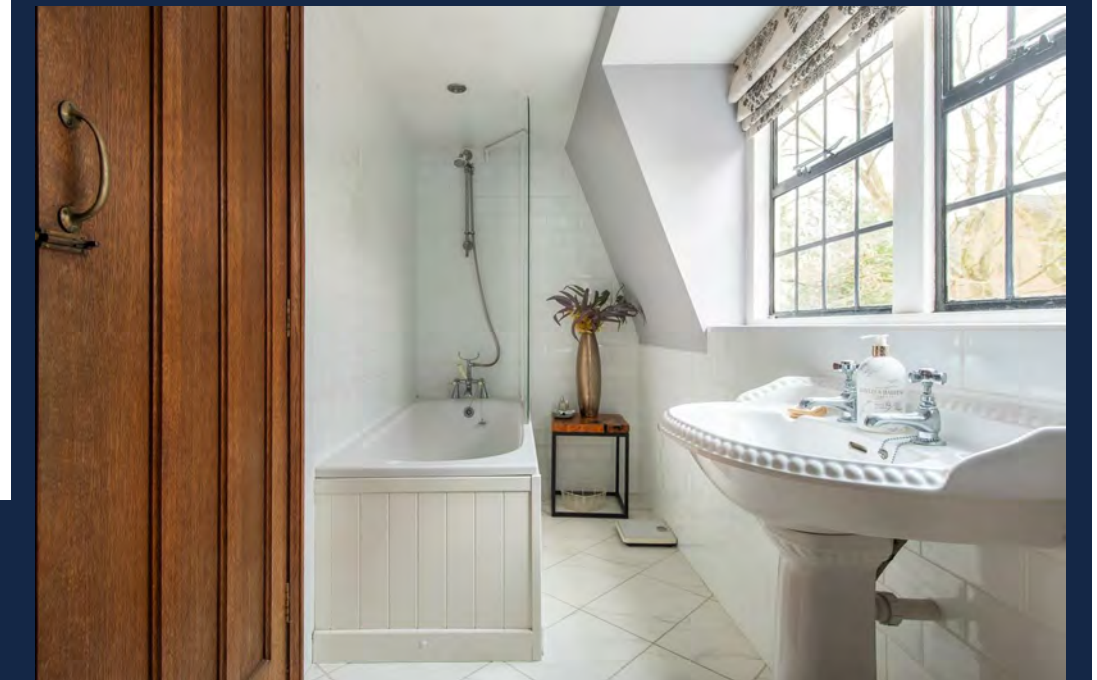
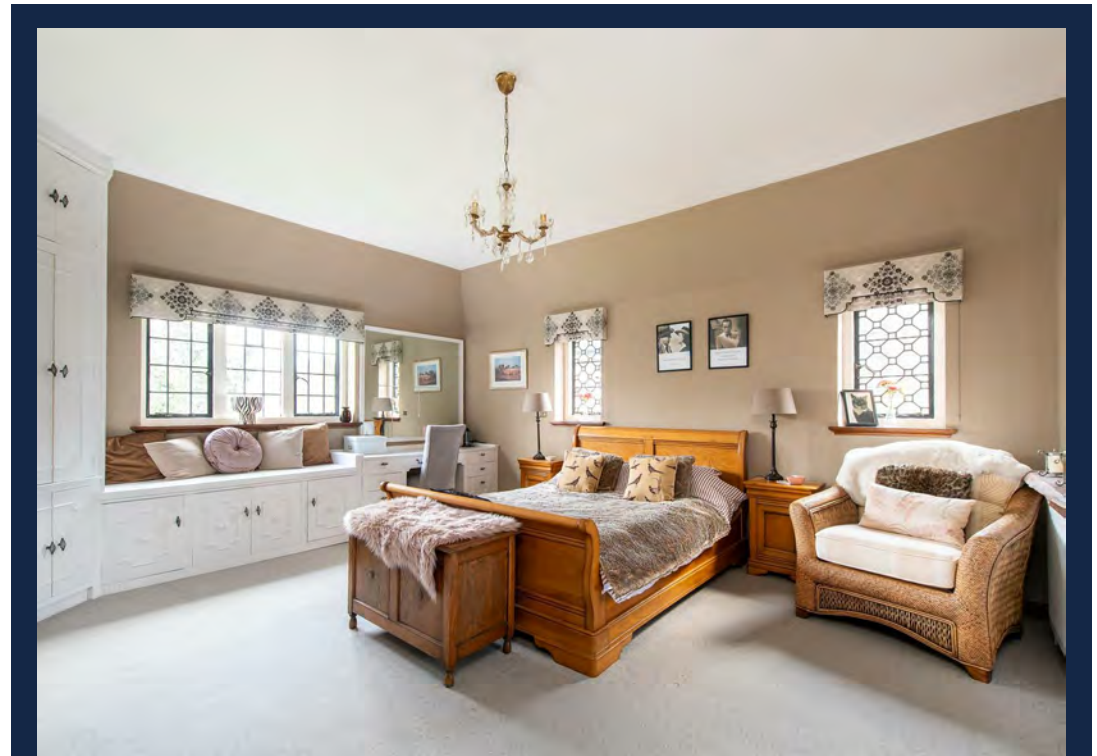
With up and over garage door, lighting overhead and electric points.

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 H.



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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 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.



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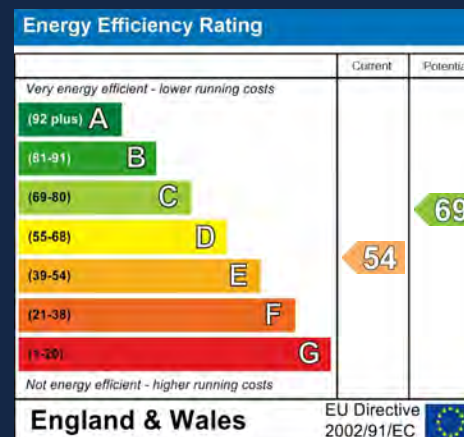
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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