



Grove.

FIND YOUR HOME

Brake Lane Cottage, Brake Lane, Hagley, DY8 2XW

Guide Price £450,000

Brake Lane Cottage

Welcome to Brake Lane Cottage, a charming three bedroom cottage full of character. Located on Brake Lane, this property is just a short distance from the local high street and amenities it offers, along with the village primary and secondary schools being within walking distance. The surrounding countryside provides residents with lovely walks and the National Trust Clent Hills are in close proximity, providing ample opportunity to enjoy the outdoors.

Comprising a large living space with two feature fireplaces, character beams overhead and large windows, a downstairs shower room, separate lounge, kitchen and w.c., the downstairs space is versatile and accommodates various needs.

Upstairs you will find the three bedrooms, the main with access to the balcony allowing to enjoy the far reaching views of neighbouring fields.

Outside, residents can enjoy two separate garden spaces, one with a well established pond and summerhouse, the second with lawn area and further patio to enjoy the warmer months.





Approach

Approached via gated driveway with access to the garage and door through into the porch. To the front of the property is a raised patio area with pond and summerhouse and to the side is a pathway leading to the rear garden.

Porch

With two windows to either side, central heating radiator and glass double doors through into the living room.

Living Room 24'11" max 11'9" min x 17'0" max 9'2" min (7.6 max 3.6 min x 5.2 max 2.8 min)

With window to front, bow window to side and three central heating radiators. To the rear is a stone feature wall with fireplace and hammered copper hood over. There is a further large open fireplace, character beams overhead and staircase to the first floor landing. Doors lead to:

Kitchen 14'9" x 9'10" (4.5 x 3.0)

With window to rear, obscured double glazing doors to the side, central heating radiator and wood panelling to walls. There are fitted wall and base units with worksurface over. two bowl stainless steel sink and space and plumbing for white goods. There is also an integrated cooker with hob over and further four ring hob with extractor fan over.

Lounge 10'9" x 13'1" (3.3 x 4.0)

With double glazing windows to rear, French doors out to the patio and two central heating radiators.

Shower Room

With obscured window to front, central heating radiator, tiling to walls, pedestal sink and shower.

W.C.

With w.c. and hand wash basin.

First Floor Landing

With window to rear and doors leading to:

Bedroom One 12'5" x 11'1" (3.8 x 3.4)

With window to side and doors out to the balcony area, two central heating radiators and ample fitted wardrobes with vanity desk and hand wash basin.





Bedroom Two 12'5" x 8'6" (3.8 x 2.6)

With window to front, central heating radiator, fitted storage and pedestal sink.

Bedroom Three 12'5" max x 8'6" max (3.8 max x 2.6 max)

With window to front, central heating radiator and hand wash basin.

Garage

With up and over garage door.

Gardens

Separated into two different areas to enjoy, the garden to the front offers a patio area for seating, well established pond and a summerhouse to enjoy throughout the seasons. The borders are high with hedging to offer privacy.

The second garden, to the rear of the property, also offers a large paved patio area along with gate through to the lawn, mature planter beds and

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 E

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

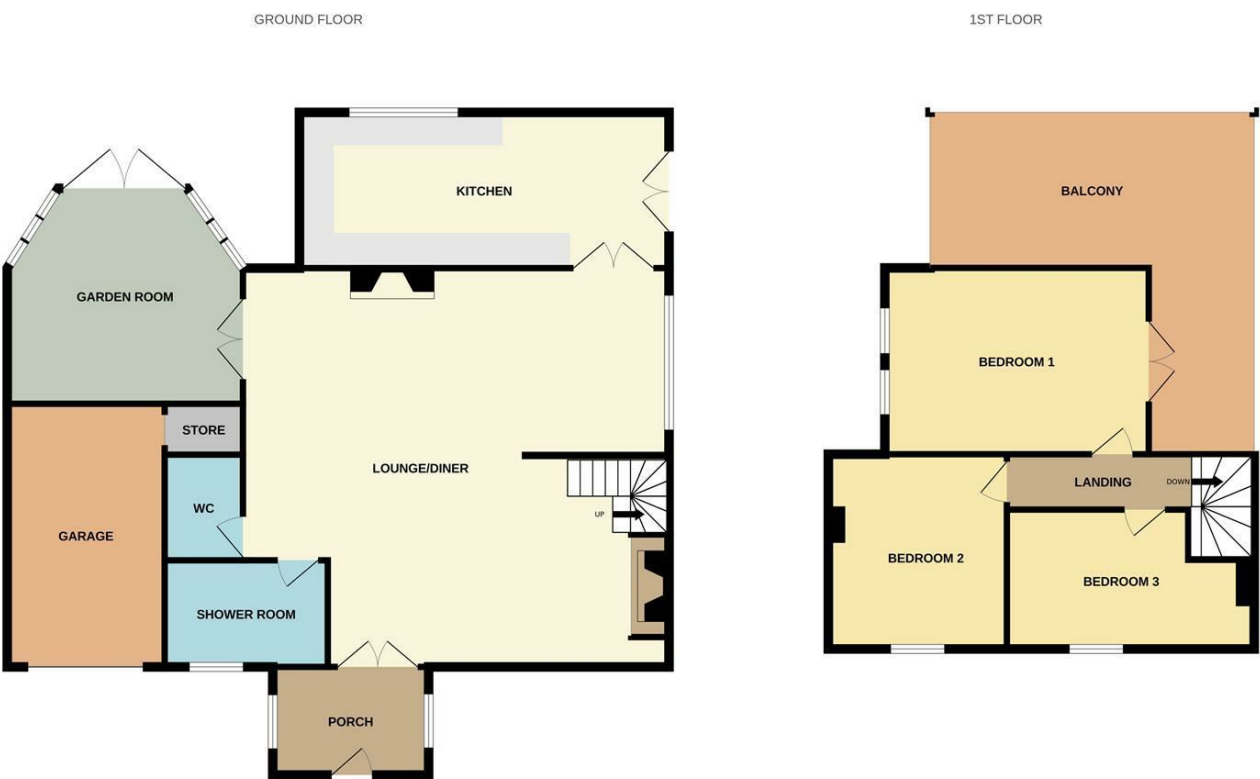




to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

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.



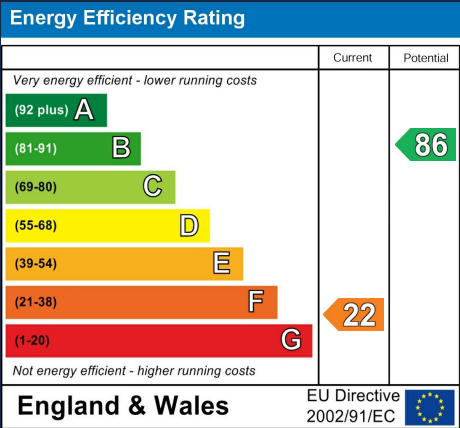
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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