



Grove.
FIND YOUR HOME

Rose Bower, Wolverley Village, Wolverley DY11 5XA

Guide Price £475,000

Rose Bower

Welcome to Rose Bower, a delightful three bedroom cottage in the heart of Wolverley Village. Originating from approximately 1850, it has previously been a school room for the purpose of educating the children of the village, a guest house seen advertised in a parish magazine dated 1901 and a shop!

Comprising a cosy living room with wood burner, separate dining room and kitchen with space for a breakfast table, utility and downstairs w.c., the ground floor offers ample character features such as oak beams, original tiled flooring and brick surround in the kitchen.

Upstairs the three bedrooms offer beautiful views of the surrounding village, the main bedroom benefitting from an ensuite shower room and Juliet balcony. The house bathroom with roll top bath is a tranquil space, ideal for relaxing.

Externally, the courtyard garden is perfect for enjoying the warmer months and summer evenings and to the front of the property is a smaller seating area to watch the world go by.

To arrange a viewing of this truly unique home, please contact our Hagley office.







Approach

Via gated fore court, porch giving access to:

Entrance Hall

Having ceramic tiled flooring, stairs to first floor accommodation, central heating radiator and door leading to under stairs storage cupboard, further door gives access to:

Living Room 11'5" x 18'8" (3.5 x 5.7)

With wooden French doors out to the courtyard garden, double glazed window to front, ceramic tiling to floor and feature fireplace with log burning stove and ornate brick inglenook. Step and door leads through to:

Dining Room 13'1" x 9'10" min 10'5" max (4.0 x 3.0 min 3.2 max)

With sash window to front and rear, central heating radiator and tiled flooring.

Kitchen 19'8" x 7'2" min 8'6" max (6.0 x 2.2 min 2.6 max)

With two double glazed windows to rear, tiling to floor and various fitted pine wall and base units with worksurface over. There is a butlers sink with drainage, an AGA with brick surround and integrated dishwasher and freezer. There is further space for white goods along with a dining table and chairs. Door leads through into the utility.

AGENTS NOTE: (please be aware that the windows are overlooking the rear and this garden does not belong to the cottage)

Utility

With window and door to rear, space for appliances, plumbing for automatic washing machine, large butlers sink, central heating radiator, double glazed window to rear and door giving access to w.c.

W.C.

With w.c., central heating radiator and wash hand basin.

Gallery Landing

Double glazed window to front and rear, loft access, airing cupboard, central heating radiator. This useful landing space also offers excellent space for office/desk.



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Bedroom One 13'1" x 11'5" (4.0 x 3.5)

With double glazed wooden French doors to Juliet balcony, further double glazed window to front, beamed vaulted ceiling, dado rail, central heating radiator and door to en-suite shower room.

Ensuite Shower

Having walk in shower and tiling to walls.

Bedroom Two 7'2" min 8'10" max x 11'5" (2.2 min 2.7 max x 3.5)

With double glazed window to rear and central heating radiator.

Bedroom Three 9'6" x 6'10" (2.9 x 2.1)

With dual aspect double glazed windows to side and rear.

Agents Note: Please be aware that this bedroom is only accessed from bedroom two and therefore must ensure that it is fit for the purpose of the buyer.

Bathroom

Double glazed obscured window to rear, roll top bath, w.c., pedestal wash hand basin, part wooden panelling to walls.

Courtyard Garden

This low maintenance cottage garden has small dwarf wall and iron railings to front, further gate giving access to the rear courtyard with summer house, log store and storage. There are various mature trees and shrubs, creating a peaceful sanctuary to enjoy.

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.

Professional Fees

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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.



GROUND FLOOR



1ST FLOOR



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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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