



Swindon Cottage

11 HIGH STREET, SWINDON, STAFFORDSHIRE DY3 4NP

David Jones
The **North Worcestershire** Property Expert

 **The
Property
Experts**



A charming character cottage situated in the centre of Swindon, just a stone's throw from the village convenience store, pubs and Staffordshire-Worcestershire Canal, providing picturesque rural surroundings popular with walkers, anglers, cyclists and boaters.

Property at a glance

Swindon Cottage dates from 1882 and provides surprisingly spacious split-level accommodation over three floors to include four bedrooms and a converted loft room, with two living rooms, kitchen, utility room & guest cloakroom together with a low maintenance patio garden enjoying a sheltered and sunny aspect.

Set back behind a driveway with larger than average integral garage, the hallway leads through to steps up to the kitchen area, fitted with a contemporary range of sage cabinets with complementary work surfaces providing breakfast bar with two inset ceramic hobs plus integral Belfast sink, Whirlpool microwave, Hotpoint electric double oven and full height corner larder unit with four-tier carousel shelves.

The ceramic floor tiles and conservatory-style part-glazed roof makes this a light and airy space, with double doors out to the patio garden and further double doors leading through to the utility room.

Continuing through with the same ceramic floor tiling and sage cabinets, the utility room has a work surface with inset sink and under-counter concealed washing machine, tumble dryer & dishwasher.





A further door opens to the guest cloakroom with WC and vanity unit incorporating hand basin with cabinet below.

Also off the kitchen is a dining room or sitting room with log burner on quarry tiled hearth, whilst to the front of the property is a well proportioned 17' lounge, again with log burner set on a tiled hearth within a decorative wooden surround.

A split staircase separates the master bedroom suite from the other bedrooms and family bathroom, with the principal bedroom having windows front and rear as well as ladder access to a converted loft room providing valuable additional storage space.

The ensuite bathroom features wall & floor tiling, a clawfoot bath, pedestal hand basin, wc and corner cubicle with mixer shower,

A separate landing gives access to the spacious second bedroom, fourth bedroom (ideal for use as a study) and family bathroom which also features a clawfoot bath, pedestal hand basin, wc and linen cupboard.

From this landing there is an additional flight of stairs up to a second floor double bedroom, with gable end window enjoying views to the surrounding countryside.

The rear garden features a block-paved patio garden, ideal for entertaining and enjoying a sheltered and sunny aspect.



The Agent's View

"This is a really unique property offering a surprising amount of space with an abundance of character and a great location, close to everything....."

The Seller's View

"Swindon Cottage offers a truly special lifestyle, combining the charm of rural village living with the convenience of modern amenities close by. It is a place where children can thrive, neighbours know one another, and the countryside becomes part of everyday life.

We love the incredible access to beautiful walks straight from our doorstep. From the canal paths and open fields to the stunning countryside around Halpenny Green and Swindon Common, our Golden Retriever, Marlow, has loved the endless space to explore.

The house itself has been perfect for family life, with the flow of the home working beautifully for both everyday living and larger gatherings.

Swindon Cottage truly offers the best of both worlds: idyllic countryside living with everything you need within easy reach."



"Swindon Cottage offers a truly special lifestyle....."

Tenure:
Freehold

Local Authority:
South Staffordshire Council

Council Tax:
Band E

Services:
Mains gas, electricity, water & drainage

Broadband:
Superfast broadband is available in this location (Ofcom)

Mobile:
Good outdoor, variable in home (Ofcom)

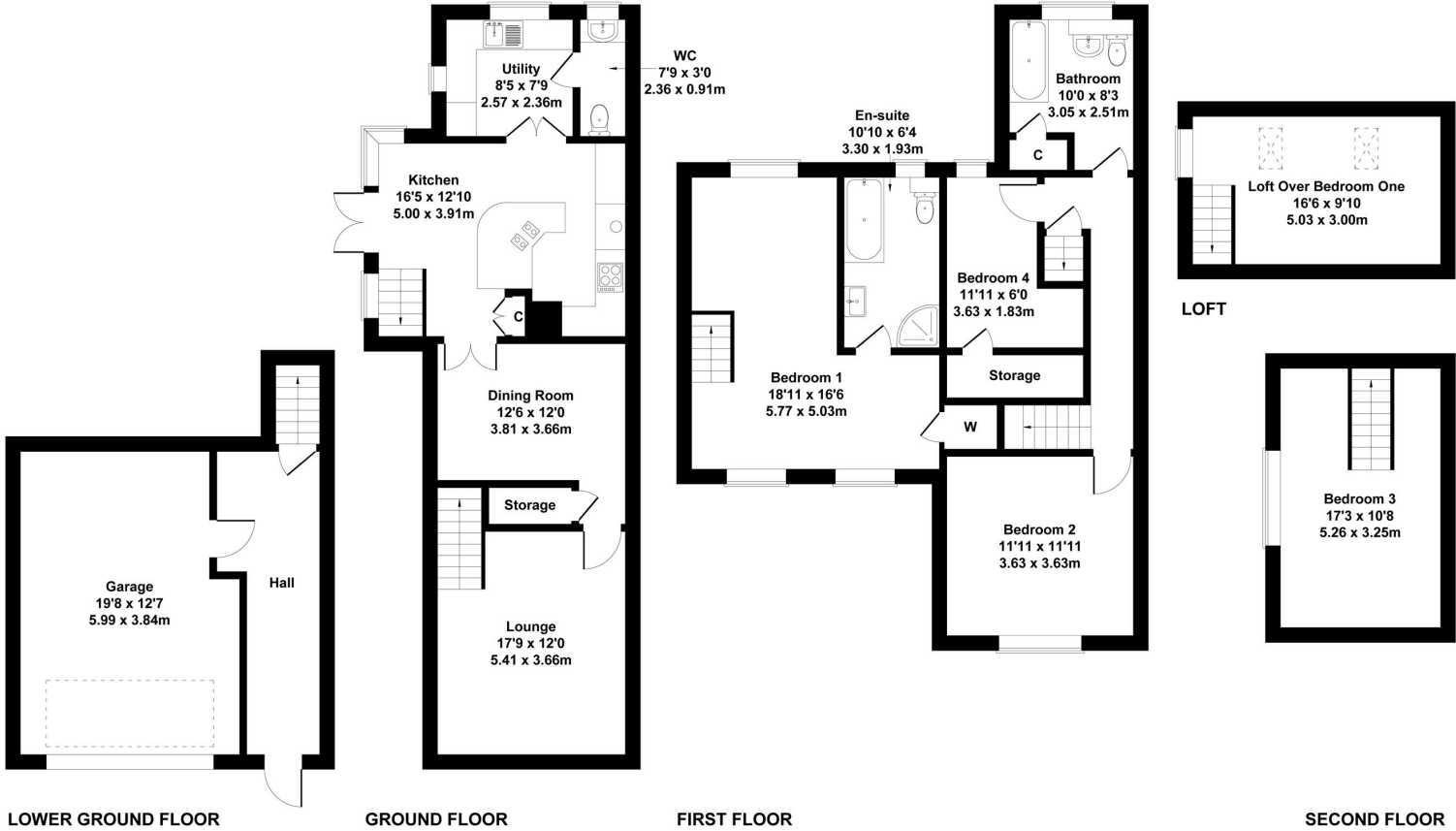
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Amenities/Distances

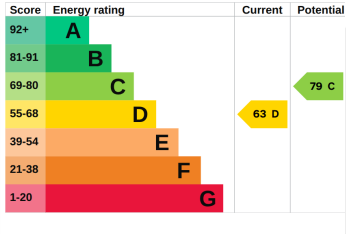
- Local Convenience Store 30 yards
- St John's C of E Primary School 0.2 mile
- Sainsbury's (Wombourne) 1.5 miles
- Wombourne High School 2 miles
- Kingswinford 2 miles
- Dudley 5 miles
- Wolverhampton 7 miles
- Motorway (M5 j2) 10 miles
- Birmingham City Centre 15 miles
- Birmingham Airport 33 miles



Swindon Cottage
Approximate Gross Internal Area
2217 sq ft - 206 sq m



AGENTS NOTES
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the **Area**

Swindon

Swindon is a delightful canalside viillage with miles of country walks almost on the doorstep.

Located in South Staffordshire between Wombourne and Kingswinford, the village is ideally located for commuters to the West Midlands conurbation yet retains a distinct country village feel.

Local amenities include the St John's C of E Primary School, two traditional pubs (The Old Bush and The Green Man), a convenience store, beauty salon, hairdresser, fish & chips shop, community centre and two churches.

The village school, children's clubs, sports groups and the much-loved Friday night cricket at Swindon Cricket Ground all create a real sense of belonging, whilst there is also a thriving running and sports community, ideal for anyone who enjoys an active lifestyle.

A real hidden gem is having Halfpenny Green Wine Estate virtually on the doorstep. Few locations can offer a vineyard as a local amenity, complete with a charming café, wine tastings, boutique shopping and a fantastic wild zoo for children.

What's Nearby?

The vibrant villages of Wombourne and Wall Heath both offer an excellent choice of independent cafés, restaurants, shops and services.

A supermarket, doctors' surgery and high school can all be found a couple of miles away in the village of Wombourne, whilst the city of Wolverhampton is only 7 miles away.



David Jones

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 - Trained in negotiation to extract the highest offer from buyers
 - Resulting in the maximum price for the seller and a smooth transaction
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“We would like to say how much we have appreciated your tireless work on our behalf. It is becoming a rarity to find someone who is so diligent, professional and compassionate. We will recommend you to anyone looking for a fabulous estate agent.”

Mr B Gittins



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