

A two-story red brick house with a dark roof and two chimneys. The house features a front porch with a white picket fence. It is surrounded by lush green trees and bushes, with a large yellow flower bush in the foreground. The scene is set against a bright blue sky with soft white clouds.

# *Hillside Cottage*

RUMBOW LANE | WALTON HILL | ROMSLEY | WORCESTERSHIRE

LexAllan  
Grove *Village*







# Hillside Cottage

RUMBOW LANE | WALTON HILL | ROMSLEY | WORCESTERSHIRE

---

## *...a secluded Worcestershire address*

Imagine returning home along winding hedgerow lined country lanes to the sight of this secluded cottage, set at the foot of Walton Hill, one of the beautiful National Trust Clent Hills. You drive through the electrically operated gates into the beautifully manicured gardens and grounds.

A welcoming home awaits, with rooms and space for quiet and relaxation, a vibrant and active family life; and plenty of areas inside and out for entertaining both family and friends. Hillside Cottage gives the best of both worlds, quiet rural living within easy reach of village, town and city life with excellent commuter links nearby.

---

## *...a perfect family home*







## *Hillside Cottage at a glance*

- Beautiful countryside location
- Wonderful peace & quiet
- The countryside and leisure pursuits on your doorstep
- Outstanding primary & secondary schools nearby
- Excellent commuter links to the rest of the UK
- Three bedroom detached
- Beautiful gardens & views



*Lex Allan Grove loves...*

*...the secluded and quiet location of this idyllic and beautifully thought-out family home, that has civilisation and excellent commuter links within easy reach*







## *The Lounge*

As you enter this delightful rural cottage from the oak floored **hall**, the light and airy **lounge** is immediately to your right.

Running from the large bay window with stunning views at the front, to the cosy snug at the back of the house, this wonderful family room features oak flooring, a stone fireplace and hearth with log burning stove.









## *The Dining Area*

Immediately to the left of the **entrance hall** is the spacious **dining area**.

Light floods into this incredible area for entertaining and gathering for family meals.

The large bay window to the front enjoys far-reaching views over the Worcestershire countryside and the French doors to the side, give access to the large terrace that surrounds the east and south sides of the house.

The spacious feel to this room is completed by the open-plan entrance to the kitchen area.









## *The Kitchen & Utility Areas*

Through the open-plan entrance from the **dining area** lies the beautifully designed and laid-out **kitchen**.

Another spacious and light room, the kitchen enjoys views over the extensive gardens from the large side window.

The **inner hall** is reached by another open-plan doorway, giving access to the **downstairs w.c. / bidet**, the useful and well-equipped **utility** (with door leading to terrace and gardens) and oak stairs leading to the first floor accommodation.







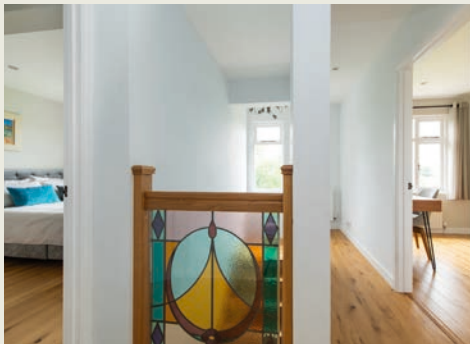


## *The Master Suite*

The **master suite** spans from the front to the back of the house and enjoys far-reaching views to the front. The light decor, oak flooring and fitted wardrobes give this room an open and comfortable feel.

A doorway leads to the large **en-suite bathroom** which is equipped with electric underfloor heating, spa bath, w.c. / bidet, separate shower cubicle and large double wash hand basin.

The ornate tiling to walls and floor and dual-aspect windows add to the light feel of this beautiful master suite.









## *Bedrooms Two & Three • Shower Room*

The rest of the first floor accommodation consists of **bedrooms two & three** and the **family shower room**.

Both bedrooms have light decor, oak flooring and large windows providing ample daylight for these good-sized rooms.

The shower room is equipped with electric underfloor heating, double shower cubicle with glass shower screen and large drench shower head, w.c. / bidet, double wash hand basin, complementary tiling to walls and floor.









## *The Gardens*

The large picket-fenced terrace that wraps around the east and south sides of the house overlooks the beautiful multi-level and multi-faceted **gardens**. This has its own seating area outside the dining area's French doors.

Gable steps lead down to a second terraced seating area and a gravelled pathway curves down to a third, giving plenty of space for al fresco entertaining of family and friends in stunning surroundings.

Beautifully manicured flowering plant borders, extensive lawn with fruit trees surrounded by a hawthorn hedgerow and nestled into the side of Walton Hill.





Dimensions

Hall	
Lounge	7.29m x 3.58m max 2.39m min (23'11" x 11'8" max 7'10" min)
Dining Room	3.68m x 3.89m (12'0" x 12'9")
Kitchen Area	4.50m x 2.49m max 2.08m min (14'9" x 8'2" max 6'9" min)
Inner Hall	
Downstairs WC	
Utility Room	1.68m x 3.18m (5'6" x 10'5")
First Floor Landing	
Master Suite	3.28m x 3.00m min 3.89m max into wardrobe (10'9" x 9'10" min 12'9" max into wardrobe)
En-suite Bathroom	
Bedroom Two	2.69m x 4.19m (8'9" x 13'8")
Bedroom Three	3.00m x 2.79m max 2.59m min (9'10" x 9'1" max 8'5" min)
Family Shower Room	

Agent's Note:

Please note that the land over which the driveway runs belongs to the National Trust and the home owners have the registered legal right of access.

The property has a septic tank, LPG heating and mains water.

ENERGY EFFICIENCY RATING			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	42   E	
21-38	F		
1-20	G		



Floorplans



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.

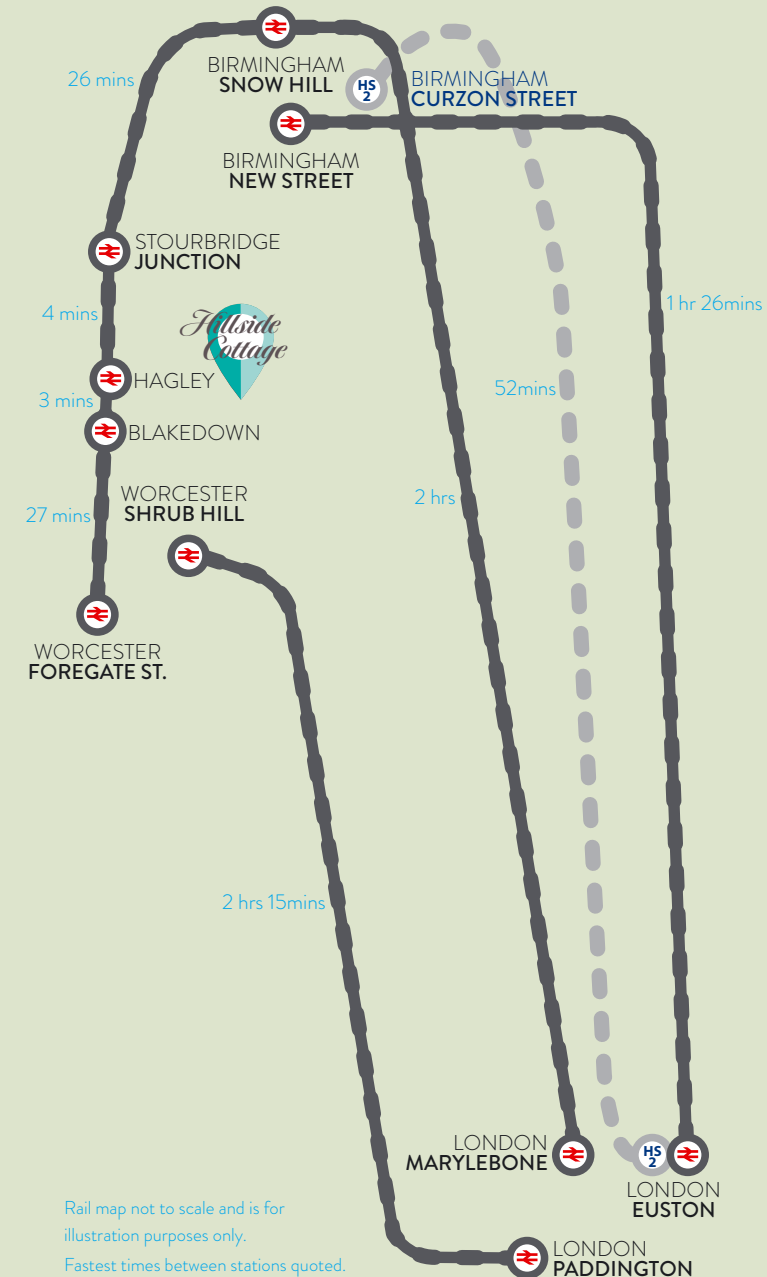
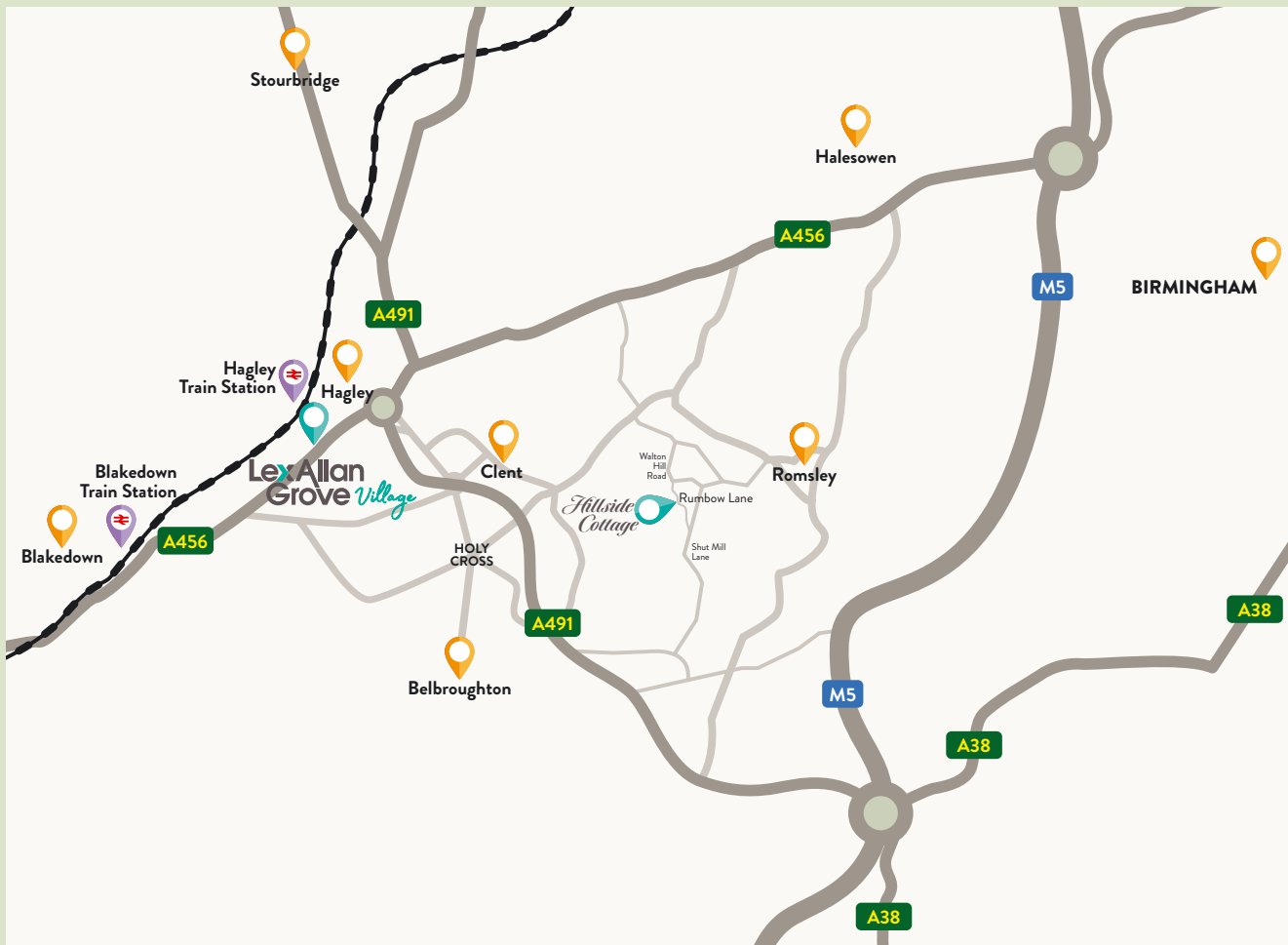
Made with Metropix ©2022



## Location

*Hillside Cottage* nestles at the foot of the beautiful National Trust Walton Hill and occupies an elevated position with far-reaching views across the countryside to the east and south. This idyllic setting offers buyers the perfect base for those wishing to enjoy the obvious benefits of rural life with some of the best walks Worcestershire has to offer and the ever-popular National Trust Clent Hills is on your doorstep, yet the home is within easy reach of urban civilisation with the popular villages of Clent, Romsley and Belbroughton nearby and the vibrant village of Hagley on your doorstep with convenient shops, restaurants and public houses.

It lies in a convenient location for Stourbridge and Hagley centres with both Hagley and Stourbridge train stations only a short distance away, giving excellent commuter links for Worcester, Birmingham and beyond. London will only be 52 minutes away from Birmingham when HS2 is completed. M5 junction 4 and the Midlands Motorway Network are also within easy reach.







AGENT'S NOTE: The property is connected to mains gas, electric, water and sewage. COUNCIL TAX BAND: F

TENURE: 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.

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

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 or residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove Ltd 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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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.

naea | propertymark

PROTECTED



01562 270270

Lex Allan Grove Estate Agents  
129 Worcester Road, Hagley, Worcestershire DY9 0NN

lexallangrove.com

hagley@lexallangrove.com

LexAllan  
Grove Village