



**LexAllan**  
**Grove** *Village*

**Wisteria Cottage** Broome Lane, Broome, Stourbridge DY9 0HB

*...doing things differently*  
Guide Price £1,200,000



Wisteria Cottage is Grade II Listed with period features and is situated in the heart of Broome Village. Dating back to the 17th Century and having extensive work done over the years, this stunning family home is full of charm and character. Broome is close to Hagley, Clent and Drayton and is ideal for those seeking the peace and beauty of rural living yet within easy distance of urban civilisation, including popular primary and secondary schools. Within a short distance Hagley train station gives excellent commuter opportunities to Worcester, Birmingham, London and beyond. The additional benefit of having close links to the national motorway is perfect for those who have to travel.

The entrance of the property is through the enclosed porch leading into a welcoming entrance hall which has previously been used for a dining room. There are two excellent sized reception rooms and study/snug which are adaptable to family living. The kitchen is in keeping with the warm contemporary feel to the property with mixture of quartz and oak work surfaces. The downstairs bedroom with en suite could also be used for an additional reception room or as a guest suite and there is a separate guest w.c. off the hallway for ease. The first floor the landing fills the property with light with doors radiating off to three double bedrooms with fitted wardrobes, bedroom one has an en suite shower room and a family bathroom.

Wisteria Cottage has an impeccable finish throughout and must be viewed internally to appreciate its beauty.













## Approach

Electric gates allow access to large paved driveway and double garage. Quaint garden gate alongside the property leads you to the front door, feature outdoor lighting and various pathways giving access to all areas of the garden.

## Porch

Double glazed windows, central heating vaulted ceiling and stained glass door to:

### Entrance Hall 13'10" max 9'10" min x 15'8" (4.22m max 3.00m min x 4.78m)

Double glazed window to the front, central heating radiator, open Inglenook fireplace with beam over and arched stained glass window to each side, oak solid wood flooring, doors radiating off to:

### Lounge 22'6" max 19'10" min x 15'1" max 12'9" min (6.86m max 6.05m min x 4.60m max 3.89m min)

Double glazed window to front, double glazed French bay window and doors to rear, central heating radiator, solid oak flooring, exposed brick fireplace with mantel over, gas log burner effect fire, open plan into:

### Dining Room 9'3" max 8'7" min x 19'10" max 19'3" min (2.82m max 2.62m min x 6.05m max 5.87m min)

Double glazed windows and French doors to rear, leading onto decking area, two skylights, two gas central heating radiator and solid oak flooring.

### Kitchen 19'1" max 12'2" min x 13'3" max 9'6" min (5.82m max 3.71m min x 4.04m max 2.90m min)

Double glazed windows to side and French doors to rear leading onto private courtyard, central heating radiator, tiling to floor, cupboard housing boiler, a range of fitted wall and base units with quartz and solid oak work surface over, complementary Belfast ceramic sink with mixer tap, matching island with breakfast bar, integrated dishwasher, space/plumbing for whitegoods and American style fridge freezer, Falcon five ring range cooker with gas ovens, grill and hob, exposed brick surround and extractor fan.

### Bedroom Four 15'7" x 9'10" (4.75m x 3.00m)

Double glazed windows to the rear, central heating radiator, step up to en suite.

### En-suite 6'9" max x 3'4" max (2.06m max x 1.02m max)

Low level w.c., wash hand basin and fitted shower cubicle, sun tunnel light, heated chrome towel rail and tiling to splashback area.

### Extended Hallway 8'5" max 6'9" min x 10'5" max 4'0" min (2.59m max 2.08m min x 3.18m max 1.22m min)

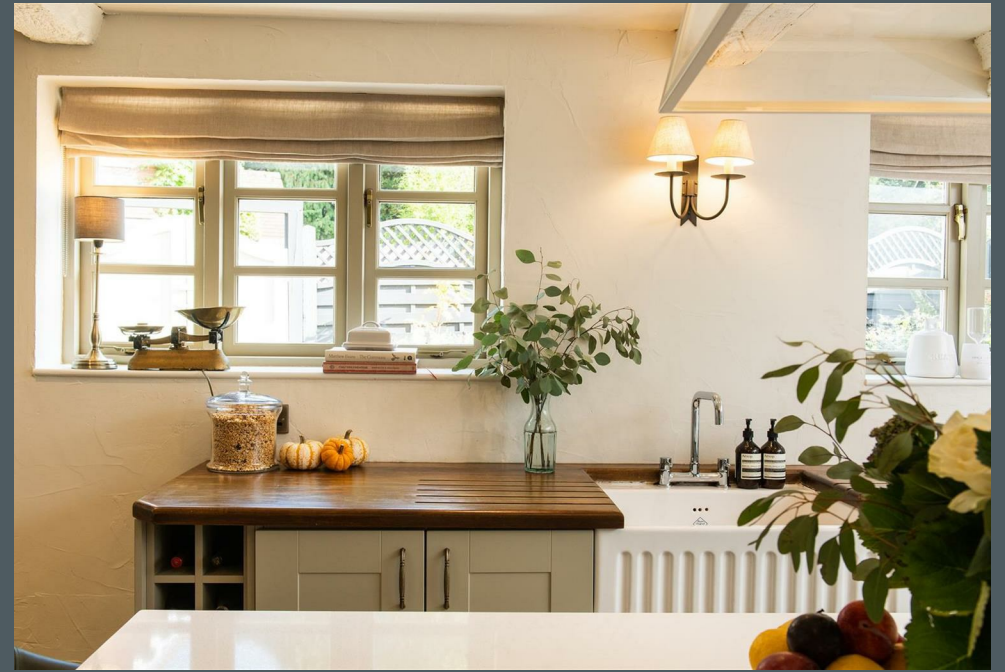
Double glazed window to side, ample storage cupboards, stairs to first floor and doors radiating to:

### Downstairs W.C.

Low level w.c., tiling to floor, panelling to walls, feature wash hand basin unit.







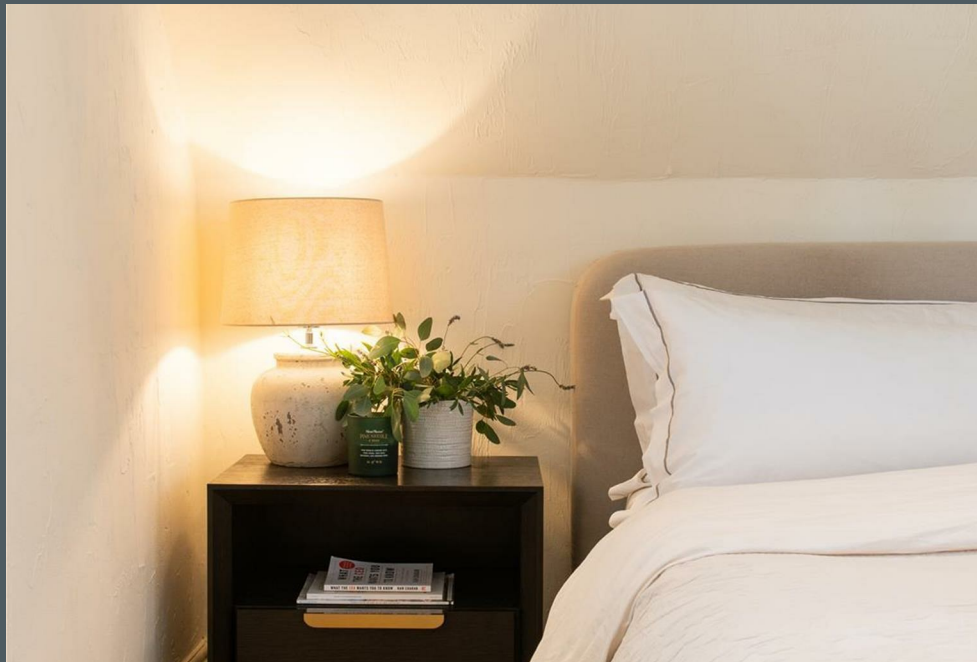














**Snug / Study 8'11" x 12'4" (2.72m x 3.76m)**

Two double glazed window to front, central heating radiator, exposed inglenook brick fireplace with gas fire.

**First Floor Landing 29'9" max x 8'9" max (9.09m max x 2.69m max)**

Three double-glazed windows to rear, Velux window, split level flooring, two central heating radiator, fitted linen cupboard, access to loft space and doors radiating to:

**Bedroom Three 10'4" max 8'7" min x 13'7" max 12'10" min (3.15m max 2.62m min x 4.14m max 3.91m min)**

Double glazed window to front, fitted wardrobes with sliding doors and central heating radiator.

**Bathroom 9'1" x 10'4" max (2.79m x 3.16m max)**

Having Velux window and double glazed window to side, walk in shower cubicle with drench and rain-head, low level w.c., Witt & Berg nickel-plated copper free-standing bath, oak sink vanity unit with drawers, traditional style heated towel radiator, porcelain wall and floor tiles, bronze taps and hardware.

**Bedroom Two 8'5" x 15'11" max (2.59m x 4.87m max)**

Double glazed window to the front, central heating radiator, fitted wardrobes.

**Bedroom One 15'9" x 13'4" (4.81m x 4.08m)**

With double glazed windows to the side and rear, fitted wardrobes and ample further storage cupboards, central heating radiator and door to en suite.

**En suite 5'6" x 9'4" (1.69 x 2.87)**

Having traditional styled heated towel radiator, shower cubicle, Neptune solid oak and marble vanity unit, low level w.c., bronze taps and hardware and porcelain wall and floor tiles.

**Double Garage 17'11" x 19'7" (5.47 x 5.99)**

With established trailing Wisteria, two remote electronically operated garage doors, electric points, lighting, large boarded storage loft above with retractable loft ladder and obscured window to the side.

**Gym/Office 9'11" x 16'2" (3.03 x 4.93)**

To the side of the double garage, having its own private entrance via stable style door with double glazed window to side overlooking the garden, electric points, lighting and fully alarmed.

**Garden**

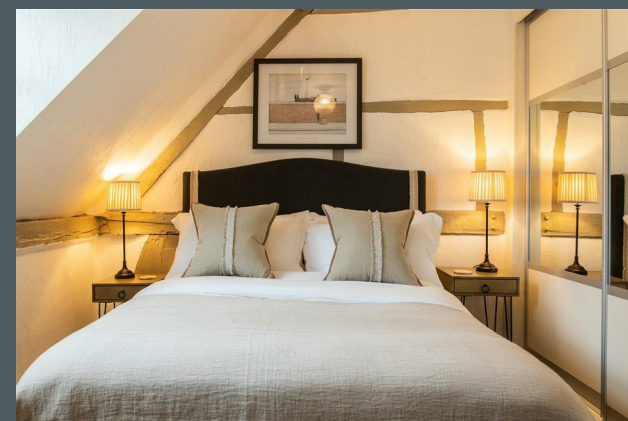
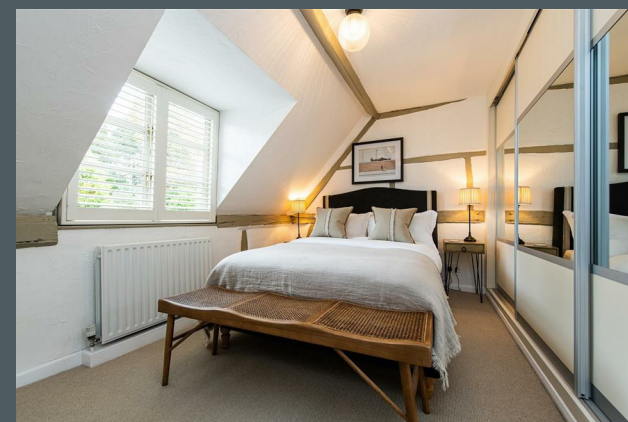
The property features a beautiful wrap around garden with established borders and views of the beautiful village and fields beyond. Surrounding the brick pathway from driveway to the front door are well manicured lawns, with established borders. A pergola with established trailing Wisteria provides a shaded pathway between the house and access to the rear of the garden. Towards the rear of the plot there is a lawn area with an ornamental pond with matured planted borders. Access to the decking and walled courtyard that can be found tucked away for privacy and ease of access via the patio doors in the kitchen. Double gate off rear courtyard to the rear of the property.

**Tenure**

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold and Grade II Listed. A buyer is advised to obtain verification from their solicitor.

**Referral Fee's**

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













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£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.

### **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, Lex Allan Grove reserves the right to obtain electronic verification.

### **Council Tax**

Tax band is G.

**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.

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**VIEWING** View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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