



**LexAllan  
Grove Village**

**8 Brookside Cottages, Church Road, Catshill, Bromsgrove B61 0JY**

**Guide Price £175,000**

*...doing things differently*

8 Brookside Cottages is located in one of Bromsgrove's most sought after villages. Within a short walk from the property you will find yourself in Catshill village centre with all the local amenities including hairdressers, doctors, playing fields and an array of eateries and public houses. The local countryside is also a short distance for those wishing to enjoy outdoor pursuits, yet the convenience of motorway networks junction 4 of the M5 leading to M42 is within a five minute drive. The bustling town of Bromsgrove, also a short distance where commuters will benefit from the train station giving access to Birmingham, Worcester and beyond.

This lovely cottage comprises of kitchen with bespoke Lake District worktops, which feature occasional spots of iron pyrites( fools gold), Fired Earth wall tiles and quarry tile flooring. Following through into the living room, this has a feature fireplace with reclaimed encaustic tiled hearth and fitted with a Clearview multi-fuel stove. Upstairs you will find the generous landing, leading to the double bedroom with ample fitted storage and modern bathroom fitted with Rocca vanity unit, Rocca w.c. and bath with Aquilisa shower overhead. Outside there is a nice sized lawn with patio area, a summerhouse and plenty of outbuildings for further storage.

Viewings are highly recommended to take in the charm of this cosy home! EJ  
4/10/23 V1 EPC=D





## **Approach**

Via pathway with cottage garden to front of property.

## **Front Garden**

Cottage garden with pathway, planters and seating area.

## **Outbuilding**

With ample room for storage, accessed via door from front garden.

## **Kitchen 12'1" max 2'11" min x 6'10" max 4'3" min (3.7 max 0.9 min x 2.1 max 1.3 min)**

With double glazing window to front, door to front and tiling to floor and splashback. Fitted wall and base units, half bowl sink with drainage and Siemens oven and grill with induction hob and extractor fan over. Integrated fridge and space and plumbing for white goods. Stairs leading to first floor and door leading to:

## **Lounge/Dining 12'1" max 11'9" min x 12'9" (3.7 max 3.6 min x 3.9)**

With double glazing window to rear and door out into garden. Central heating radiator, feature fireplace with Clearview stove and log burner and fitted storage.

## **First Floor Landing**

With double glazing window to front and doors leading to:

## **Bedroom 10'2" x 11'5" (3.1 x 3.5)**

With double glazing window to rear, central heating radiator and ample fitted storage.

## **Bathroom 5'10" x 8'6" (1.8 x 2.6)**

With obscured double glazing window to front, heated towel rail and tiling to splashback. Low level w.c., vanity wash hand basin with storage and fitted bath with shower overhead.

## **Garden**

With patio, lawned area and established borders.

## **Shed/Storage**

Accessed via garden, with electric points and lighting.

## **Council Tax Band**

The council tax band is B

## **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.

## **Money Laundering Regulation**

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 reserves the right to obtain electronic verification.

## **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 £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.

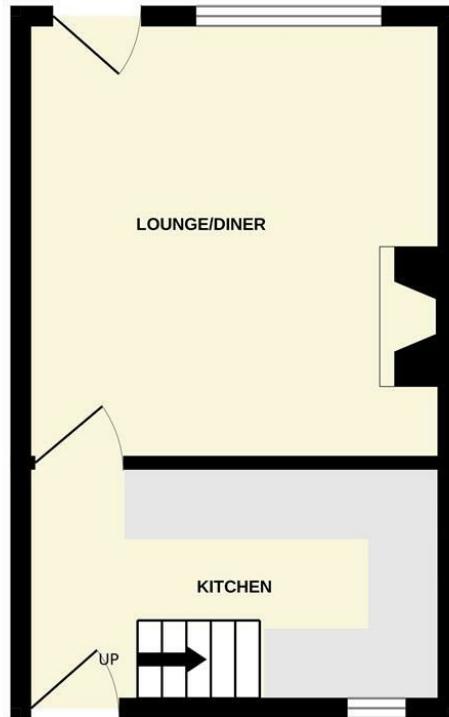
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

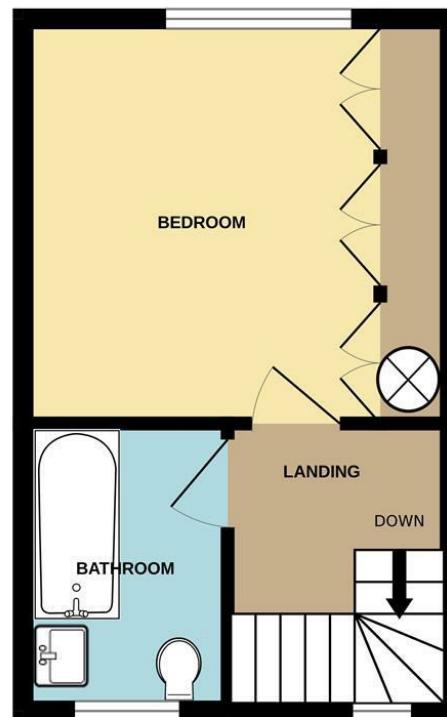




GROUND FLOOR



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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**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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**Lex Allan  
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local knowledge exceptional service