



Oak Tree Cottage, St Kenelms Road B62 0NE

*...doing things differently*

# Beautiful Character Cottage

Beautiful character cottage set in approximately 1.1 acres.

Oak Tree Cottage is a delightful four-bedroom characterful family home. The extended accommodation includes welcoming reception hallway. Porcelain tiling runs throughout the whole ground floor accommodation. Lounge with brick-built fireplace, dining room, snug, and dining kitchen. Downstairs WC, four bedrooms, master bedroom with walk in dressing room and en suite. Family bathroom. Ample off-road parking, garage space and workshops. Beautiful gardens set in approximately 1.1 acres.



**Lex Allan Grove loves...**

*The beautiful gardens and  
great location*





## Location

Oak Tree Cottage is located in the popular village of Romsley, and is a perfect property for those wishing to enjoy the obvious benefits of rural living but staying within easy reach of urban civilisation. The property is in close proximity of Halesowen and Hagley, and also within easy reach of the ever-popular National Trust Clent Hills. The property is also perfectly placed for motorway network- M5 Junction 3 and Junction 4. The ever-vibrant popular village of Hagley offers excellent schooling of both Primary and Secondary level, and St Kenelm's primary school in Romsley is also a short distance. From Hagley train station you are within easy reach of Birmingham, Worcester and beyond. The village of Clent is also a short distance where you are spoilt for fine eateries, public houses and endless laid out country walks through the National Trust hills.

## The Property

Oak Tree Cottage is a beautifully maintained and well-presented four-bedroom period family home and is set in beautiful gardens measuring approximately 1.1 acres. The gardens and grounds of this beautiful home are a real feature, whether it be the beautifully planted cottage garden to the front, the barbecue area beneath the weeping willow tree, or the meandering shaped lawns leading to the perfectly placed summer house, this garden will not fail to impress.

On approaching the property by a gated pathway through the porch and into the welcoming entrance hall which is the centre of the house. Stairs ascend to first floor accommodation, preceding access into the dining room and in turn into stunning living room space, with inglenook brick-built fireplace. Ground floor also comprises of further receptions room/ snug and a beautiful crafted shaker style kitchen with dining space and integrated appliances. Rear lobby with covered housings central heating boiler.

Upstairs four bedrooms, master bedroom offering dressing room and en suite, and a further refurbished family bathroom.

## Room by room accommodation:

### Porch

Entrance hall, double glazing window to front and rear, porcelain flooring, central heated radiator. Stairs ascending to first floor accommodation, beam ceiling. Door leading to downstairs WC. WC hand wash basin.

### Snug 11'5" x 10'2" min 11'9" max (3.5 x 3.1 min 3.6 max )

Double glazed window to front. TV point. Living flame gas fire with ornate surround. Centrally heated radiator.

### Kitchen Diner 9'10" x 5'2" min x 10'2" x 22'3" max (3m x 1.6 min x 3.1 x 6.8 max)

Windows to side, front and rear flooding this room with light, space for breakfast table, range of shaker style wall and base units NEFF integrated induction hob and filter hood, NEFF oven and microwave, integrated dishwasher, fridge, freezer complimentary tiling to walls. Double butler sink and mixer tap. Two centrally heated radiators. TV point.











### Rear Lobby

Stable door to rear garden, cupboard housing central heating boiler, plumbing for automatic washing machine.

### Dining Room 13'1" x 12'5" min x 14'9" max ( 4 x 3.8 min x 4.5 max)

Two double glazed windows to front and French doors leading to rear garden. Central heating radiator, fireplace with log burner multi fuel stove. Doors leading to lounge.

### Lounge 23'3" x 14'9" ( 7.1 x 4.5)

Double glazed windows to front side and rear. TV point. Feature brick-built fire surround with living flame gas fire, central heating radiator.

### Landing

Having storage cupboard and airing cupboard, window to rear and further oriel window to rear. Engineered oak flooring doors leading to master bedroom.

### Master bedroom 3'3" 14'9" x 13'9" min 16'0" max (1 4.5 x 4.2 min 4.9 max)

Double glazed window to front. Centrally heated radiator. Doors leading to en suite. Obscure double glazed window to side and rear oriel window. WC, vanity sink, shower cubicle, inset ceiling light points. Complementary tiling. Dressing room, double glazed obscure windows to rear, fitted wardrobes with louvre doors. TV point.

### Bedroom 2 10'2" x 10'2" (3.1 x 3.1 )

Double glazed window to front. Wooden flooring. Centrally heated radiator. TV point.

### Bedroom 3 11'5" x 9'10" (3.5 x 3 )

Double glazed window to front. Wooden flooring. Centrally heated radiator. Fitted storage cupboard. TV point.

### Bedroom 4 10'2" x 6'10" (3.1 x 2.1)

Double glazed window to front. Wooden flooring. Centrally heated radiator. TV point.

### Family bathroom

Spa bath with shower over. Drench shower-head. Centrally heated radiator with heated towel rail. WC. Feature sink with mixer tap. Double glazed obscured oriel window to rear.

### Gardens

To the side of the property there is gated driveway with extended parking with garage and workshop. Garage door roller shutter is operated by remote control. Formal planted garden to front. Offering a beautiful cottage garden. To the rear the gardens extend to approximately 1.1 acres with meandering lawns. Formal barbecue area. Mature planted areas.



# Our Community Partners

One of the appealing features for people moving into Hagley or one of the surrounding villages of Clent, Belbroughton, Blakedown or Churchill, is the great sense of community that is immediately apparent throughout the area.

This community spirit is particularly noticeable in the local business community and Lex Allan Grove Village is proud to be associated with a number of the businesses and organisations in the area...

*...here's just a few of them*



*Destina by Good Travel - dedicated travel experts*



*fig & favour - modern food emporium*



*Hagley Bridal Studio - exceptional service*



*Our PlaiCe - award-winning fish & chips*



*Paddocks - choice cuts from the choice of villagers*



*Robinson & Sproson - professional eye care*



*West Hagley Football Club Under 13s in their new Lex Allan Grove Village shirts*



*The Vine Inn, Clent - a favourite local haunt*



*Hagley Train Station*

*...doing things differently*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



APPROXIMATE GROSS INTERNAL FLOOR AREA:  
 House: 176 sq m (1,895 sq ft)  
 Outbuildings: 52 sq m (560 sq ft)  
 Total: 228 sq m (2,455 sq ft)  
 © Cotswold Plans Ltd. 01386 430176  
 29.8.2018 ma/10721

**Oak Tree Cottage  
Romsley**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

**AGENT'S NOTE:** The property is connected to mains gas, electric, water and sewage is a septic tank.

**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.



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