



# Grove.

FIND YOUR HOME

11 High Street, Swindon, Dudley DY3 4NP

Guide Price £415,000



# Swindon Cottage

Welcome to Swindon Cottage, an excellent four bedroom detached property located in the canal side village of Swindon and surrounded by beautiful local countryside. The village of Swindon offers residents easy access to amenities such as various local shops, a community village hall, primary school, children's play area and cricket club.

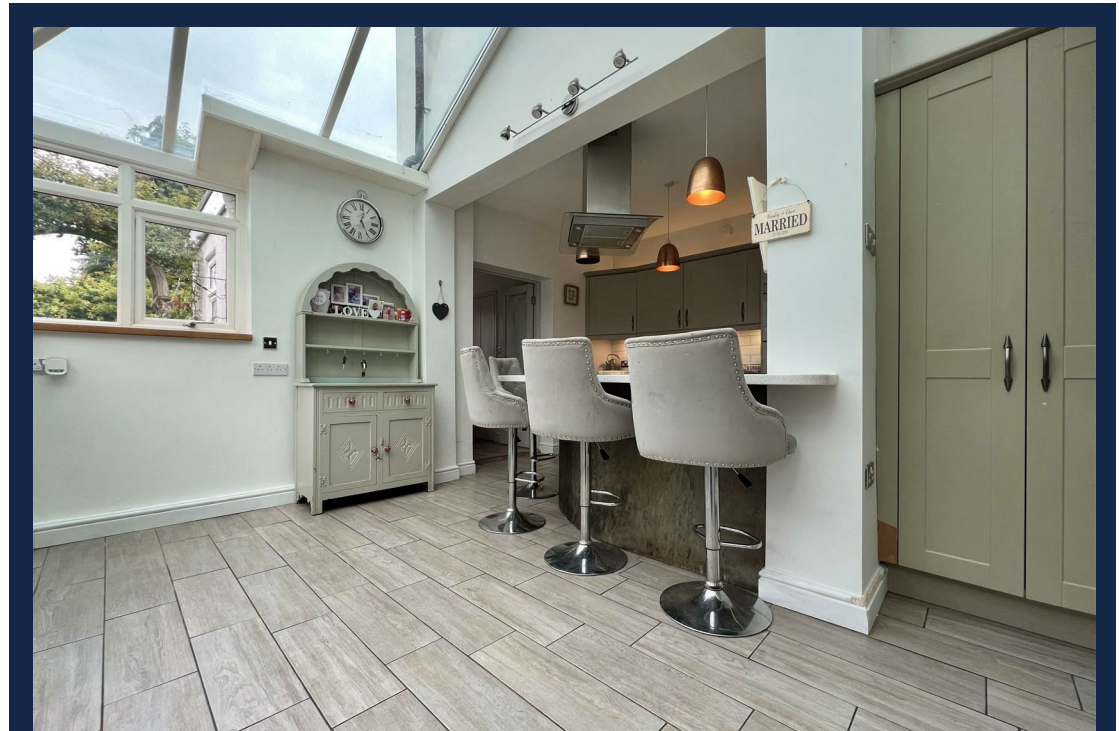
Comprising a kitchen diner with utility and w.c., dining room and large living room, the downstairs accommodation offers ample space for families to enjoy time together or to branch out.

Upstairs you will find three of the four bedrooms, the main with ensuite and stairs up to a spacious loft room and a further family bathroom.

The fourth bedroom is located on the second floor and benefits from far reaching countryside views.

Externally the property offers a lovely paved garden area with ample space for seating to host friends and family. To the front is a driveway offering parking for one vehicle and the garage provides another space.

Viewings are highly recommended to appreciate the charm and layout of this home and are by appointment only.





## The Owners Perspective

Living at Swindon Cottage has been a joy from the very beginning. We were first drawn to its location, tucked into a peaceful village with the countryside all around, yet just minutes from shops, schools, and neighbouring towns. It struck the perfect balance for our family. The canal paths and Swindon Common became part of our daily rhythm, especially with the dog, there's something grounding about stepping out the front door and straight into nature. The house itself has grown with us; its generous space has allowed us to come together as a family while also giving each of us room to breathe. Summer evenings in the courtyard garden, surrounded by laughter and warm light, are some of our favourite memories. It's not just a house, it's been our home, shaped by the seasons, the village, and the life we've built here.





### Approach

Approached via driveway with covered porch area.

### Entry Hall

With door to front, central heating radiator and wood flooring throughout. Door gives internal access to the garage and further door leads to steps up to the kitchen.

Kitchen 16'0" max 7'2" min x 12'9" max 9'2" min (4.9 max 2.2 min x 3.9 max 2.8 min )

With double glazing windows to side and French doors out to the patio, double glazing overhead and two central heating radiators. Featuring various fitted wall and base units with breakfast bar and worksurface over, Belfast sink and space for a large fridge freezer. Integrated appliances include oven, grill and microwave, along with induction hob and extractor fan overhead. Door leads through to lounge and glass double doors lead through to the utility.

Utility 8'6" x 7'10" (2.6 x 2.4)

With double glazing dual aspect windows to side and rear, radiator and tiled wood effect floor. There are fitted base units with worksurface over, stainless steel sink and integrated dishwasher. There is also space and plumbing for white goods and door leads through to the W.C.

### W.C.

With obscured double glazing window to rear, tiled wood effect flooring, vanity sink with storage and w.c.

Snug 12'1" max 2'11" min x 15'1" max 3'7" min (3.7 max 0.9 min x 4.6 max 1.1 min)

With central heating radiator, wood flooring and open fireplace with log burner. There is a understairs store cupboard and door through into the living room.

Living Room 11'9" max 10'5" min x 17'8" max 4'11" min (3.6 max 3.2 min x 5.4 max 1.5 min)

With double glazing window to front, two central heating radiators and feature fireplace with log burner.

Bedroom One 16'4" max 9'6" min x 18'8" max 7'6" min (5.0 max 2.9 min x 5.7 max 2.3 min)

With two double glazing window to front and one to rear, two central heating radiators and staircase to the loft room. Door leads through into the utility.



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#### Ensuite

With obscured double glazing window to rear, chrome heated towel radiator and tiling to walls. Pedestal sink, w.c., corner shower cubicle and roll top bath with hand held shower.

#### Loft Space

Accessed via stairs from the main bedroom with double glazing dual aspect windows to side and rear.

Bedroom Two 11'9" max 11'1" min x 11'9" max 3'11" min (3.6 max 3.4 min x 3.6 max 1.2 min)

With two double glazing windows to front and central heating radiator.

Bedroom Four 8'10" max 5'2" min x 11'9" max 3'7" min (2.7 max 1.6 min x 3.6 max 1.1 min)

With double glazing window to rear, central heating radiator and large storage cupboard.

#### Bathroom

With obscured double glazing window to rear, central heating radiator and tiling to splashback. There is a pedestal sink, w.c. and clawfoot roll top bath with hand held shower.

Bedroom Three 10'5" x 17'4" (3.2 x 5.3)

With double glazing window to side, central heating radiator and overhead beams.

Garage 11'5" x 19'4" (3.5 x 5.9)

With up and over garage door, lighting overhead and electric points.

#### Garden

A large paved patio area with mature planter beds, established borders and outdoor tap.

#### Tenure - Freehold

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.

#### Council Tax

Tax band is E.





### 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, Grove Properties Group 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.

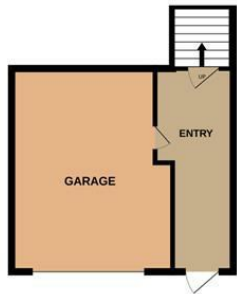
The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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



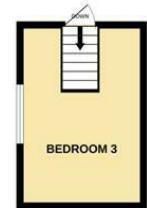
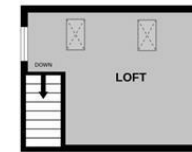
1ST FLOOR



2ND FLOOR



3RD 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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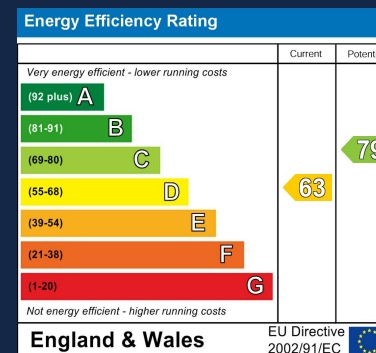
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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