



**Grove.**  
FIND YOUR HOME

Wayside Cottage, Monument Lane, DY9 9JX  
Guide Price £365,000

# Wayside Cottage

Welcome to Wayside Cottage, a beautiful two bedroom cottage full of character and charm!

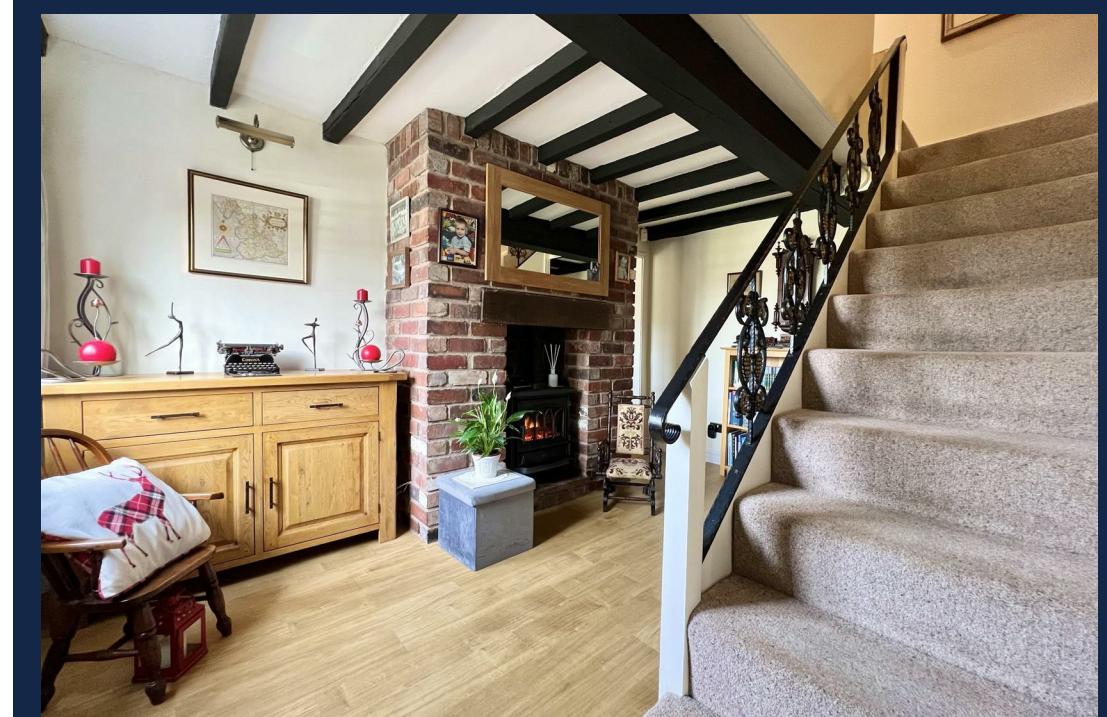
Located on Monument Lane, this property is ideal for those looking to be in a countryside setting whilst also having access to local amenities. Countryside walks are on the doorstep with public footpaths in the nearby fields providing a route up to the Wychbury Hills. Hagley high street is just a short drive away with a GP surgery, dentist, opticians, pharmacy, various shops and eateries.

The property comprises and large entry hall, kitchen and good sized living room, two bedrooms, large family bathroom and further w.c.

The outside space offers a gravelled patio area to the front of the property and further seating area to the side with fence panels for privacy.

There is off road parking for one car and garage space.

Viewings of this cottage are highly recommended to appreciate the far reaching views and charm within.







## Approach

Approached via gated front patio area with pathway to front door.

Entry Hall 9'10" max 7'10" min x 13'9" max 4'11" min (3.0 max 2.4 min x 4.2 max 1.5 min)  
With double glazing window to front, central heating radiator and wood flooring.  
Large brick fireplace with oak beam mantle and feature beams to ceiling with stairs leading to the first floor landing. Doors lead through to the kitchen and living room.

## Kitchen 8'10" x 12'1" (2.7 x 3.7)

With double glazing window to front, central heating radiator and tiling to floor and splashback. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl sink with drainage and space for Rangemaster cooker with extractor fan over. There are various integrated appliances such as dishwasher, fridge freezer and washing machine.

## Living Room 16'4" max 12'1" min x 13'9" max 4'3" min (5.0 max 3.7 min x 4.2 max 1.3 min)

With two double glazing windows to front, two central heating radiators, feature fireplace with wood and tiled surround and feature beams overhead.

## First Floor Landing

With doors leading to bedrooms, bathroom and w.c.

## Bedroom One 14'1" max 12'9" min x 13'9" max 4'7" min (4.3 max 3.9 min x 4.2 max 1.4 min)

With double glazing window to front, central heating radiator and ample fitted wardrobes for storage with matching drawers and window bench seat. There is also access to the loft via hatch.

## Bedroom Two 9'10" max 5'2" in x 10'9" max 3'11" min (3.0 max 1.6 in x 3.3 max 1.2 min)

With double glazing window to front, central heating radiator and storage cupboard. There is a further loft hatch located in this room.

## W.C

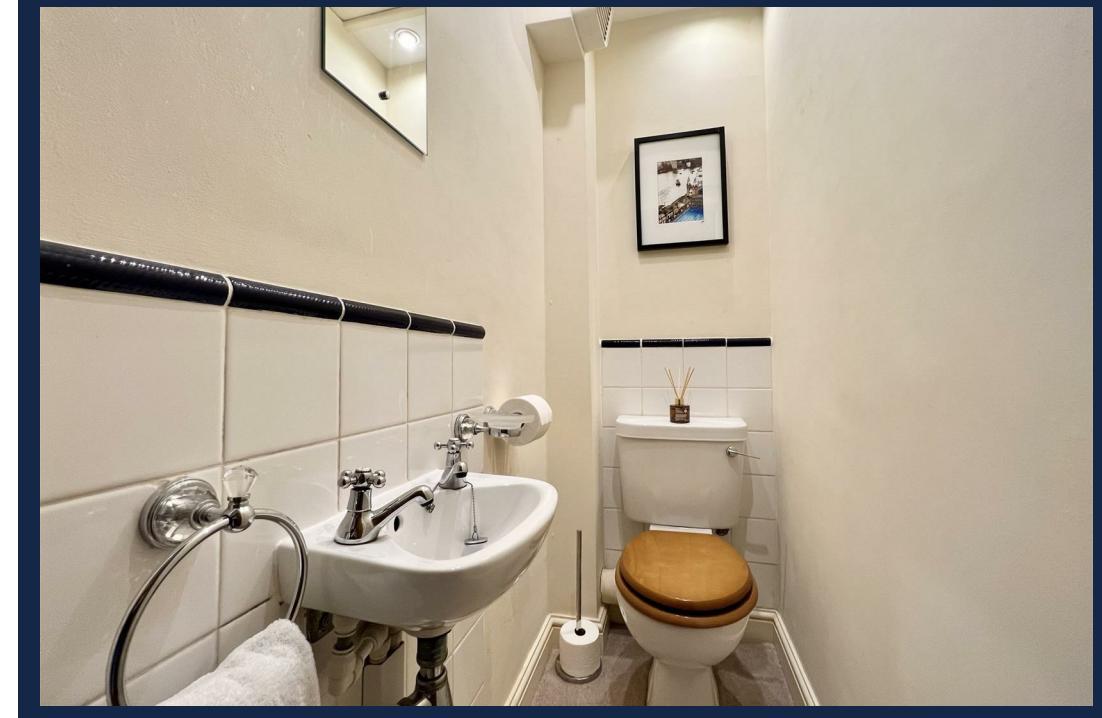
With tiling to splashback, fitted sink, w.c. and access to loft via third hatch.

## Bathroom 7'10" max 5'10" min x 13'9" max 5'6" min (2.4 max 1.8 min x 4.2 max 1.7 min)

With two obscured double glazing windows to side, central heating radiator and tiling to splashback. Fitted pedestal sink, w.c., fitted bath with hand held shower and large shower cubicle.

## Garage

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







## Outdoor Space

The outdoor space to the side of the property provides a fenced seating area with Astro turf, making for a lovely spot to sit out and enjoy the warmer weather. There is also a paved patio area which is currently used as off road parking.

## 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 D.

## 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 Fee's

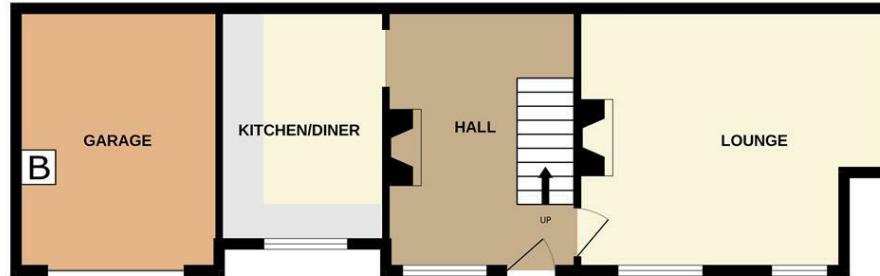
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed 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.

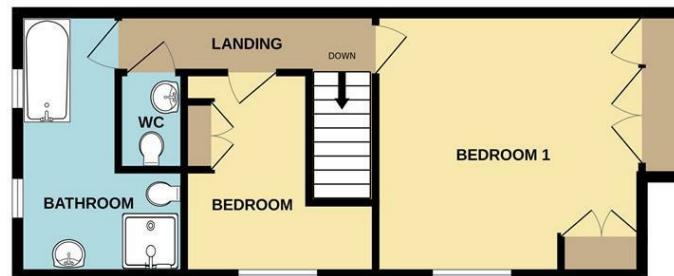
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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 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  
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.5 sq.m.) approx.

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.

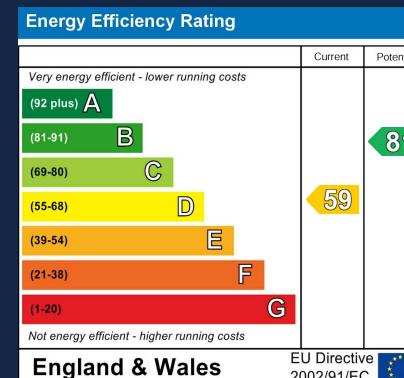
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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