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## Mill Lane

WORCESTER

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**Offers Over  
£400,000**



# Three Bedroom Detached Cottage

## Features.

- DETACHED COTTAGE
- FULL OF CHARM AND CHARACTER
- LOUNGE WITH LOG BURNER AND W/C
- KITCHEN AND DINING ROOM
- THREE BEDROOMS AND BATHROOM
- DOUBLE GARAGE, GARDEN AND PARKING

**Summary:** Grove Cottage is a charming, detached property with a double garage. Nestled in Radford and surrounded by beautiful countryside. Boasting a wealth of character including beams, flagstone flooring and latch and brace doors, this lovely home is a hidden gem. Virtual Tour Available.

## Description.

**Description:** The property in brief comprises; Entrance with flagstone flooring and W/C. Kitchen overlooking garden with flagstone flooring and complimentary open serving hatch. Dining room with continuation of flagstone flooring and turning stairs to first floor. Additional door leading out to front of property. Lounge with wood burner, feature beams and double doors onto courtyard garden. Window overlooking garden. To the first floor are three bedrooms bursting with character. Separate family bathroom. The property benefits from heating, double glazing, garden leading to outside storage above double garage with utility space. Double garage and parking. Viewing is recommended to appreciate the charm this cottage has.

**Outside:** The garden is a lovely suntrap. It's lawned with pathway to storage room above garage. There is an additional seating area with a small, slabbed courtyard from the lounge. Enclosed by part walled garden and wrought iron railings. Steps down to double garage. Access is via wooden double doors. Garage has power and lighting.



**Location:** Radford is a hamlet located in Worcestershire close to The Lenchs. Radford itself has an antique shop and a charming local pub/restaurant called The Wheelbarrow Castle. Inkberrow is the closest village and offers excellent local amenities including public houses, village hall, parish church, doctors with a pharmacy, highly regarded primary school, post office, village shop, hair, and beauty salon, along with tennis, football and bowls clubs. There are also links to Redditch and Worcester City.

**Rooms:**

Lounge:

Dining Room:

Kitchen:

Stairs To First Floor Landing

Master Bedroom:

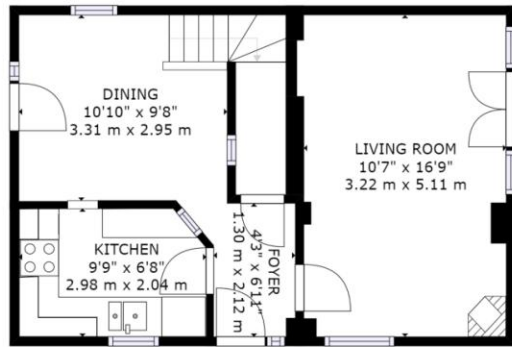
Bedroom Two:

Bedroom Three:

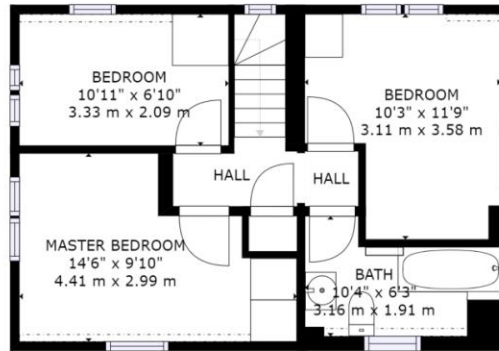
Bathroom:

Garage:

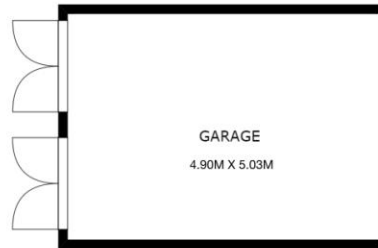




GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR : 567 sq. ft, 53 m<sup>2</sup>, FIRST FLOOR: 413 sq. ft, 38 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE, STORAGE AND  
 REDUCED HEADROOM BELOW 1.5M: 14 sq. ft, 1 m<sup>2</sup>  
 TOTAL: 980 sq. ft, 91 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC: TBC

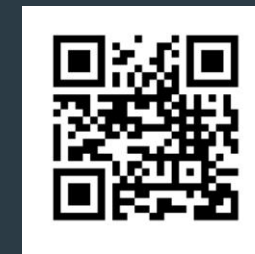
COUNCIL TAX BAND: F

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Worcester office on:

01905 958290

Alternatively, you can scan below to view all of the details of this property online.



**Please read the following:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

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