



Wharfinger Cottage,
New Wharf
TARDEBIGGE

£375,000



Three Bedroom Cottage

Features.

- THREE DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/DINER/KITCHEN WITH LOG BURNER AND INTEGRATED APPLIANCES
- JACK 'N' JILL BATHROOM AND DOWNSTAIRS WC
- outhouse/utility room
- PLEASANT LANDSCAPED REAR GARDEN
- GRAVELLED DRIVEWAY
- GRADE II LISTED COTTAGE WITH CHARACTER FEATURES THROUGHOUT
- IDYLICALLY SITUATED ON EDGE OF TRANQUIL CANAL
- SEMI-RURAL POSITION
- NO UPWARD CHAIN

Description.

Idyllically situated overlooking the tranquil Worcester and Birmingham Canal, in Tardebigge, Bromsgrove, is the charming three bedroom Wharfinger Cottage. This delightful Grade II listed property boasts character features throughout including stone walls, beams and a log burner to the open plan lounge/diner/kitchen. In addition, the property enjoys no upward chain, a pleasant rear garden and ample off road parking, whilst being within easy distance of Bromsgrove's amenities.

The property is approached via a drive leading to a small handful of other residential homes and a boat yard. Wharfinger Cottage benefits from having its own private gravelled driveway providing ample off road parking.

Once inside, the open plan lounge/diner/kitchen provides a warm welcome with a brick built fireplace homing a log burner with an original lock mantelpiece, feature stone wall, and kitchen area with a door to the rear garden, Belfast sink and integrated fridge/freezer, dishwasher, oven, hob and extractor; and a downstairs wc.

Stairs, with a storage cupboard under, lead up to the first floor landing with doors radiating off to; double bedroom two with a feature stone wall and door into; the Jack 'n' Jill Bathroom with a shower over the bath and marble hand wash basin; and double bedroom three.

Further stairs lead up to the master bedroom with an attractive cast iron fireplace.

Outside, the cottage enjoys a pleasant rear garden with a block paved



Room Dimensions.

patio, a brick built outhouse/utility with water and power supply, a garden shed, lawn and fenced boundaries with access to the front drive.

Wharfinger Cottage is situated on the edge of the Worcester and Birmingham Canal in the semi-rural area of Tardebigge. Within near distance is Bromsgrove town centre, offering a range of convenience stores, supermarkets, restaurants, leisure centres, schools, and other services including doctor and dentist surgeries, a library and a popular golf club, and is an ideal town for growing families. In addition, there is access to the motorway network via M5 (junctions 4 and 5) and M42 (junction 1).

Room Dimensions:

Kitchen/Diner/Lounge: 25' 1" x 11' 5" (7.66m x 3.49m) max

WC 3' 11" x 2' 5" (1.21m x 0.75m)

Outhouse/Utility Room 4' 11" x 3' 11" (1.52m x 1.20m)

Stairs To First Floor Landing

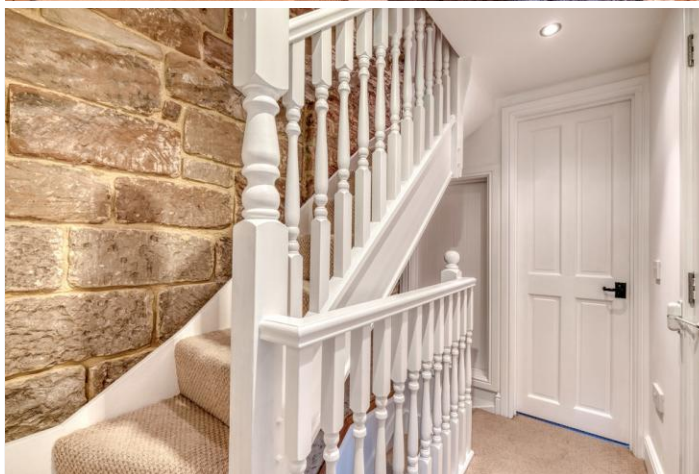
Bedroom Two: 9' 11" x 11' 7" (3.03m x 3.54m) max

Bedroom Three: 11' 5" x 9' 7" (3.50m x 2.93m) max

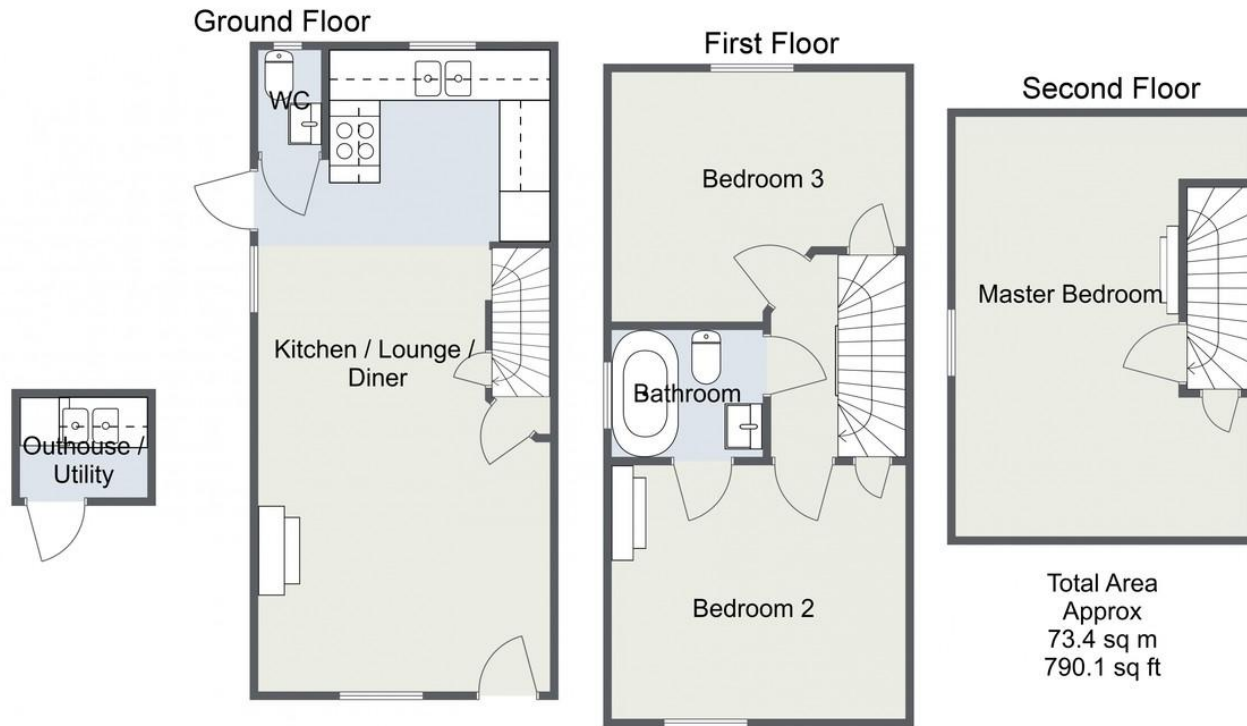
Bathroom: 4' 11" x 5' 11" (1.52m x 1.81m)

Stairs To Second Floor Landing

Master Bedroom: 16' 5" x 8' 7" (5.02m x 2.62m) max



New Wharf, Tardebigge



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

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.

EPC: E

COUNCIL TAX BAND: D

TENURE: Freehold

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

01527 872 479

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



14 Old Birmingham Road
Lickey End
Bromsgrove
B60 1DE