



22 Brockencote Cottages, Chaddesley Corbett,
Kidderminster, Worcestershire DY10 4PY

**G HERBERT
BANKS**

EST. 1898

22 Brockencote Cottages, Chaddesley Corbett, Kidderminster, Worcestershire DY10 4PY

A lovely and surprisingly spacious semi-detached cottage close to the popular village of Chaddesley Corbett

Gross internal floor area of 1,556 ft² (144.60 m²)

Approximate Distance in Miles

Kidderminster 4 ½ * Bromsgrove 5 ½ * Droitwich 8 ½
Worcester 15 * Birmingham 15 *

Situation

No.22 Brockencote Cottages is situated a short distance west of the historic Worcestershire village of Chaddesley Corbett. Chaddesley provides an extensive range of amenities including the Chaddesley Corbett Endowed Primary School, two public houses, a butcher, doctor's surgery, florist, hairdressers, St. Cassian's Church, tea rooms, garage, and a post office in the Rowberry's Farm Shop.

The town of Kidderminster is a short driving distance away, with an extensive range of facilities including a train station with direct connections to Birmingham, Worcester, and London. Other centres such as Stourbridge, Bromsgrove and the city of Birmingham are very accessible. There is good M5 motorway access via junction 4

Description

No.22 comprises a period semi-detached cottage, which was once two cottages and has now been converted into a single dwelling, together with a more recent extension to the rear. The living accommodation is set out over two floors and extends to 1556ft² (144.6m²). The property is

surprisingly spacious with four good sized bedrooms to the first floor as well as a very large bathroom. The ground floor offers an additional shower room, large kitchen and two good sized reception rooms.

To the front of the property there is a private graveled driveway with plenty of parking and turning space. The side access leads to an attractive rear garden with paved terrace and steps up to a lawn.

Tenure

Freehold with vacant possession to be given upon completion.

Services

Mains water and electricity are connected to the property. Oil fired central heating. The cottage shares a private drainage system with No.24 next door, with the drainage system located in the garden of No. 24.

Local Authority

Wyre Forest District Council Tel: 01562 732928.

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent - Tel: 01299 896968.

Rights of Way, Wayleaves & Easements

The selling agent is also not aware of any private or public rights of way or easements affecting the land. The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities.

Money Laundering, Terrorist Financing & Transfer of Funds (Information on the payer) Regulations 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property, you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



GP

80.5m

Brockencote
Cottage

Track

Picklewell
House

Eastcote
House

The Grange

22

24

Path

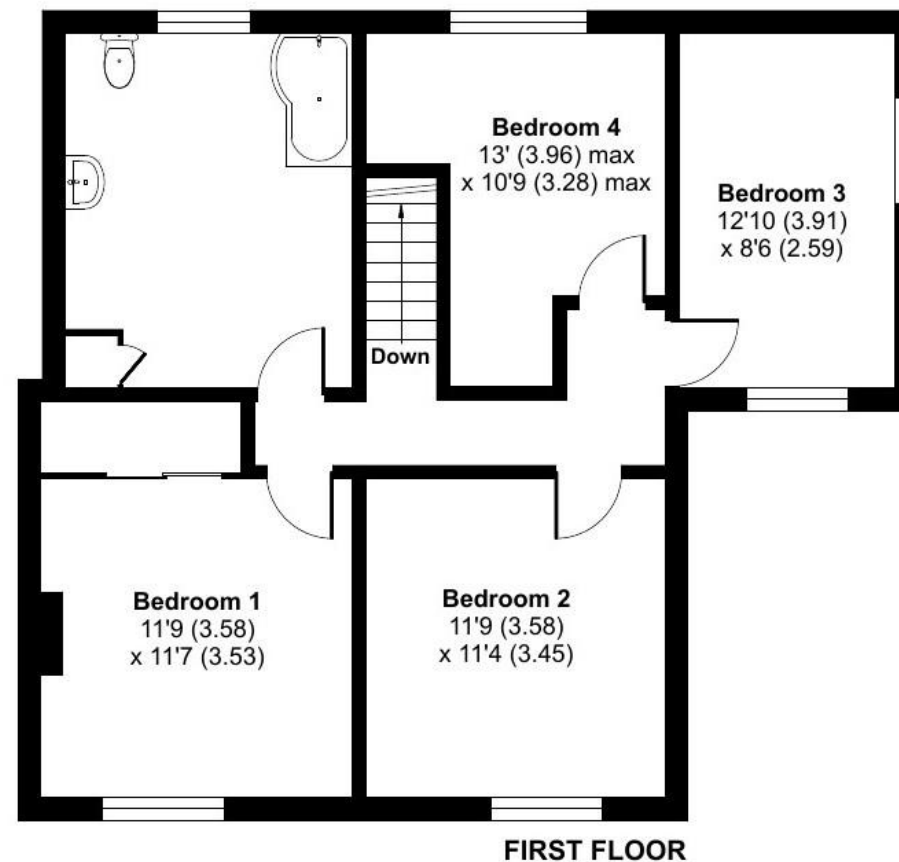
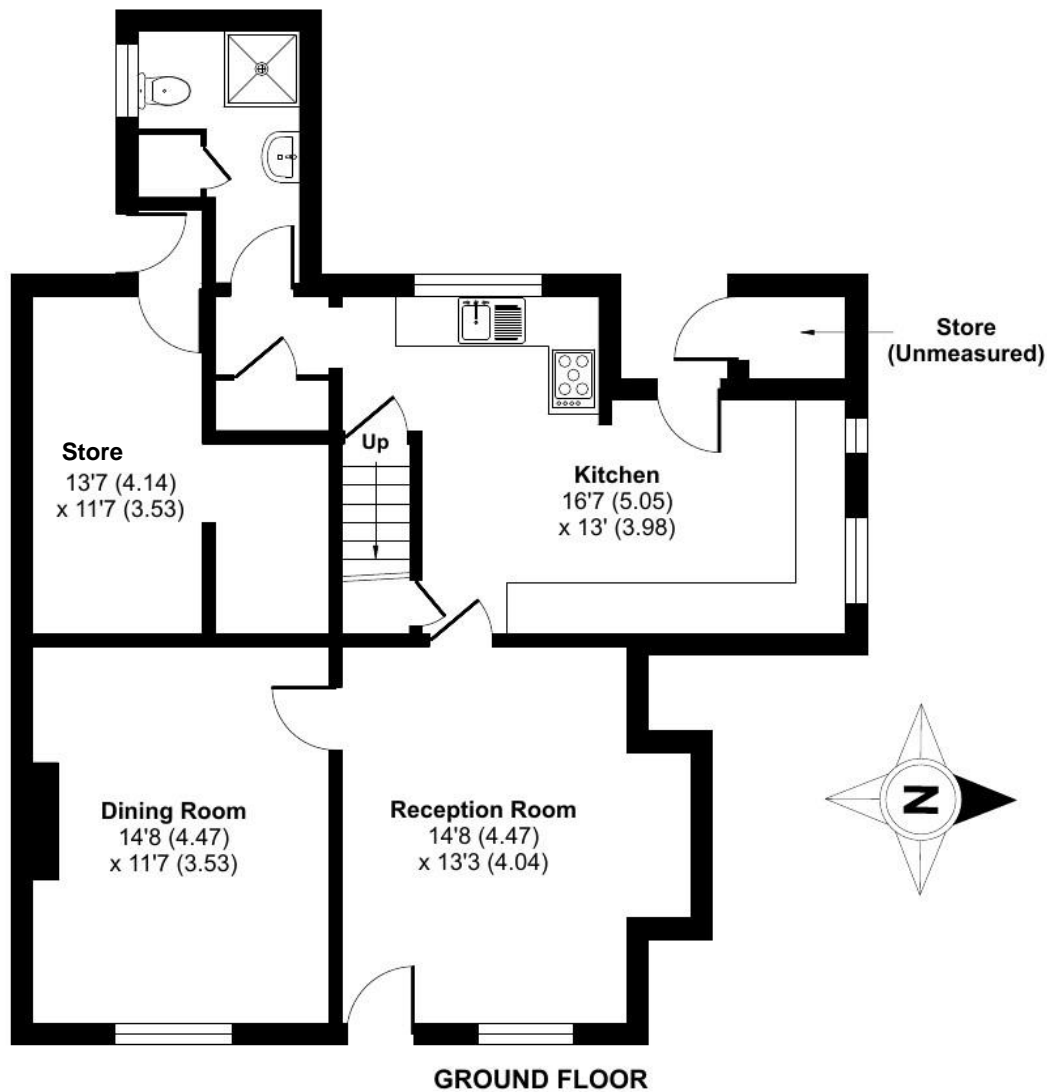
Brockencote

0m 15m 30m 45m

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22 Brockencote, Kidderminster, DY10

Approximate Area = 1556 sq ft / 144.6 sq m (excludes store)

For identification only - Not to scale

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AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

