



PEAR TREE COTTAGE, PENN LANE, PORTWAY, BIRMINGHAM, B48 7HU  
PURCHASE PRICE £625,000



#### PROPERTY OVERVIEW

A fantastic opportunity to purchase this beautiful five bedroom detached cottage offered to the market with a separate dormer bungalow in its grounds. The property has been sympathetically restored by its present owners and briefly comprises of:- enclosed porch, spacious entrance hall, laundry/utility room, superb lounge with feature inglenook fireplace, snug, ground floor bathroom, superb kitchen/breakfast room/orangery, dining area, master bedroom with dressing room, en suite shower room, three further bedrooms, family bathroom, gardens, timber built games room and Wainy Edge double carport. The detached dormer bungalow comprises of:- canopy porch, entrance hall, lounge area, refitted kitchen/diner, guest cloakroom/shower room, master bedroom with dressing area, en suite bathroom and gardens. We recommend early viewing on this property which in more detail affords:-

#### ACCOMMODATION ON THE GROUND FLOOR

Approached via the tarmac driveway set behind a five bar gate, extending to the separate dormer bungalow which leads to a five bar gate with a cobbled area. There is a lawned foregarden with shrub borders, large brick built barbeque with pitched roof and the cobbled area leads to a further patio area with up lighters.

#### ENCLOSED PORCH

With stable door leading to an enclosed porch with diamond leaded double glazed windows to either side, feature leaded glazed window and glazed door leading to:-

#### UNSHAPE D ENTRANCE HALL

With oak parquet flooring, feature mezzanine landing, to wall mounted radiators, door leading to an understairs storage cupboard housing the alarm control panel and tongue and groove latch doors leading through to:-

#### LAUNDRY/UTILITY ROOM

With hot and cold plumbing for an automatic washing machine, housing central heating boiler, double glazed diamond leaded door leading to a feature rear porch, feature canopy with timber pillar and recessed ornamental dwarf brick wall utilised as a log store.

#### SUPERB LOUNGE

24' 1" x 14' 0" (7.36m x 4.29m) With two double glazed French doors leading out to the rear garden, two wall mounted radiators, ceiling light points, four wall light points, feature oak beam to ceiling, wall mounted infrared alarm sensor, superb inglenook fire surround with down lighters, colour leaded windows to either side, feature ornamental recesses and cast iron solid fuel burner with polished marble effect hearth.



#### SNUG

10' 11" x 10' 10" (3.35m x 3.31m) With double glazed diamond leaded casement window to the front elevation, feature cast iron fire surround with tiled inset and free standing solid fuel burner, wall mounted radiator, three wall light points and infrared alarm sensor.

#### GROUND FLOOR BATHROOM

Comprising of a Sottini suite with full mirrors to bathing area, chrome effect pillar mixer taps with shower fitment, low flush wc, vanity wash basin with mirror above, inset ceiling down lighters, coving to ceiling, wall mounted radiator, chrome effect heated towel rail and ceramic tiled floor.

#### SUPERN KITCHEN/BREAKFAST ROOM/ ORANGERY

25' 1" x 9' 10" (7.66m x 3.31m)

##### KITCHEN AREA

With a wide range of cottage style base units with matching wall units, integrated fridge and freezer, integrated washing machine, ceramic one and half bowl sink unit with side drainer and feature pillar mixer taps over, diamond leaded double glazed window to open views, inset ceramic Smeg hob set below feature oak beam with slate splashback, slate tiled floor and opening to:-

##### DINING AREA

With self cleaning glass roof, feature full length double glazed window to the side, exposed brickwork, slate tiling to floor and feature timber trusses to roof.

#### FIRST FLOOR

Approached via the staircase from the entrance hall.

#### SPLIT LEVEL LANDING

With built in storage cupboard and tongue and latch groove latch doors leading to:-

#### MASTER BEDROOM

13' 5" x 15' 2" (4.11m x 4.63m) With feature diamond leaded porthole window overlooking open views to the rear, fitted wardrobes with sliding doors to either wall, feature vaulted ceiling with chrome effect down lighters, flat screen television and tongue and groove panelled door leading to:-

#### WALK IN DRESSING ROOM

With feature Gothic window overlooking the paddock and fitted storage.

#### EN SUITE SHOWER ROOM

With feature floating hand basin with chrome effect mixer taps, low level wc, fully fitted tiled shower cubicle with Grohe shower, ceiling down lighters, wall mounted chrome effect heated towel rail



and tiled shelving.

#### BEDROOM TWO

11' 3" x 10' 11" (3.45m x 3.35m) With double aspect double glazed windows, fitted bedroom furniture comprising of a chest of drawers, fitted double wardrobe, two fitted single wardrobes, wall mounted radiator and inset ceiling down lighters.

#### BEDROOM THREE

7' 1" x 9' 10" (2.16m x 3/45m) With tongue and groove latch door, feature exposed beams, double glazed window to front elevation, wall mounted radiator, ceiling spot lights and wall spot lights.

#### FAMILY BATHROOM

With polished marble tiling to floor with underfloor heating, frosted glass tiled shower cubicle with Grohe shower, low level wc and







Sottini wash hand basin, wall mounted radiator and feature frosted floating glazed shelves.

#### DETACHED DORMER BUNGALOW

A large one bedroom dormer bungalow known as The Granary is accessed via it's five bar gates leading into a large cobbled courtyard with raised ornamental brick built wall, chicken coop, timber built potting shed, three bar fencing to fields to boundaries and cobbled area which leads to enclosed dog kennels.

#### CANOPY PORCH

With timber struts, double opening double glazed doors leading into:-

#### ENTRANCE HALL

With stairs leading to the first floor, understairs storage cupboard and opening to:-

#### LOUNGE AREA

14' 11" x 19' 8" (4.57m x 6.01m) With feature stone effect floating fire, chrome effect downlighters, UPVC double glazed bow window to the front elevation, wall mounted radiator, ceiling smoke alarm and door leading off to a guest wc and shower room and panelled door with brass style furnishings and leading to:-

#### REFITTED KITCHEN/DINER

19' 3" x 31' 3" (5.89m x 9.54m) With a range of base units and matching wall units, miniature complementary tiled splashback to water prone areas, inset Hotpoint range oven, integrated fridge and freezer, integrated dishwasher, single stainless steel sink unit, double glazed diamond leaded window overlooking the rear garden, ceramic tiled floor, high gloss roll edge work surfaces with breakfast bar area and double glazed bow window to the front elevation.

#### GUEST WC AND SHOWER ROOM

Being fully tiled with inset decorative tiled border, vanity wash hand basin, low level wc, fully tiled shower area, chrome effect shower with chrome heated towel rail.

#### MASTER BEDROOM

22' 11" x 11' 1" (7.01m x 3.40m) Approached via the staircase from the entrance hall, with diamond leaded double glazed window to the rear elevation, Velux window to roof space, two double fitted wardrobes, inset ceiling downlighters and wall mounted radiator.

#### DRESSING AREA

With diamond leaded double glazed window overlooking open fields, wall mounted radiator and door leading to:-

#### EN SUITE BATHROOM

Being fully tiled with decorative wall tiles, bath with feature mixer taps

and shower fitment, built in airing cupboard, storage to eaves, vanity wash hand basin, wall mounted chrome effect heated towel rail and obscure glazed window to the rear.

#### OUTSIDE

#### GARDENS

The property is set in a substantial plot with retaining three bar fencing to most boundaries, tarmac road leads to main resident which is accessed via a four bar gate and driveway, extends to gardens to the right with decorative wrought iron railings which leads to five bar double opening gate leading to main gardens with block paved courtyard, timber built chicken coop, timber built potting shed, lawn area, ornamental well, lighting illuminating oak trees, block paved courtyard, timber built workshop and store shed and access to:-

#### TIMBER BUILT GAMES ROOM

9' 11" x 9' 11" (3.04m x 3.04m) With double opening doors, feature stained glass window, ceiling lights and power.

#### WAINY EDGE DOUBLE CARPORT

#### TENURE

Freehold

#### VIEWING

Via Xact in Solihull on 0121 712 6222

#### COUNCIL TAX

Council Tax Band G Bromsgrove District Council.





ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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