



The Lodge, Brake Lane, Hagley, DY8 2XN

Offers In The Region Of £800,000

- DETACHED COTTAGE IN IDYLIC HAGLEY COUNTRYSIDE LOCATION SITUATED ON LARGE PLOT
- CLOSE TO EXCELLENT SCHOOLS, TRAIN STATION, VILLAGE AMENITIES ALL WELL WITHIN A MILE WALKING DISTANCE
- LARGE OPEN PLAN KITCHEN, DINING AND LIVING ROOM WITH LOG BURNER AND BI-FOLD DOORS OPENING ONTO GARDEN
 - THREE DOUBLE BEDROOMS, BEDROOM ONE WITH ENSUITE AND ADDITIONAL SHOWER ROOM
 - DETACHED GARAGE INCORPORATING AN INSULATED OFFICE SPACE
 - LARGE SWEEPING DRIVEWAY WITH AMPLE SECURE GATED PARKING
 - EXTENSIVE GARDEN WITH 'LOG CABIN' STYLE SUMMERHOUSE
 - LARGE WOODLAND AREA WELL STOCKED WITH VARIETY OF TREES.

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Accessed via a private lane, The Lodge occupies a secluded countryside location and still within close proximity to the excellent amenities of Hagley village. Recently extended and having undergone extensive modernisation, this unique cottage offers a modern and versatile open plan kitchen, dining and living area with two sets of bi-folding doors, herringbone engineered wood flooring and a log burning stove. There are three double bedrooms, with one having an ensuite bathroom with spa style bath. There is also an additional separate first floor shower room. In addition, downstairs has a lounge / sitting room, hallway, utility and downstairs WC. A gas combi-boiler fitted in 2020 which serves radiators and provides hot water. Double glazing to windows and doors as specified.

To the front of the property, there is a large sweeping driveway with wrought iron gates, parking and lawn. Accessed via electric wooden gates, the courtyard provides additional secure parking and houses a detached garage which incorporates an office space offering separation whilst working from home. To the rear, there is an extensive garden with 2 large patios, a 'log cabin' style summer house with wooden decking and a log burning stove. There is also a workshop/shed with double doors. The large woodland area is well stocked with a variety of mature trees.

ENCLOSED PORCH (front)

Tiled floor finish, two double glazed windows, double glazed window onto reception hall.

RECEPTION HALL (inner) 2.41m x 3.96m maximum measurement including staircase

Tiled floor finish, column radiator, under stairs storage cupboard, staircase to first floor.

LOUNGE (front / side) 3.62m x 3.69m

Two double glazed windows, column radiator, coving to ceiling, ceiling rose.

REAR PORCH AREA (side)

Multi panel single glazed door to side accessing the courtyard.

DOWNSTAIRS WC (inner)

WC and floor standing vanity unit with mixer tap.

UTILITY (rear) 2.12m x 1.92m

Wall mounted 'Ideal' combination boiler, radiator, single bowl and drainer stainless steel sink, mixer tap, worktop, wall mounted store cupboard, space for fridge or freezer, storage cupboards, plumbing for washing machine.

DINING ROOM 3.94m x 3.03m

Double glazed aluminium windows to front and side, column radiator and engineered oak herringbone flooring. Large opening to kitchen area.

KITCHEN/DINING/LIVING AREA (rear) 6.65m x 3.86m (3.93m)

Herringbone engineered wood flooring, vertical column radiator, column radiator, spotlights to ceiling, double glazed roof lantern, two sets of double glazed bi-fold doors, double glazed window to side, central kitchen island, dekton worktop, four ring electric induction hob, wine chiller, range of base units with soft close cupboards and pan drawers with dekton worktop and rear splashback, inset bowl and a half stainless steel sink, mixer tap, wall mounted cupboards, double electric

oven, integrated fridge / freezer and integrated dishwasher. Log burning stove.

LANDING (Inner)

Double glazed roof window , doors off to bedrooms and shower room.

SHOWER ROOM (inner) 1.39m x 2.11m max into shower cubicle

Heated towel rail, WC, wash hand basin, vanity unit, mixer tap, wall mounted mirror, shower cubicle tiled to full height, dual shower fitting, extractor, recessed spotlights to ceiling, access to roof space.

BEDROOM ONE (rear) 3.64m max (3.51m taken from approx. 1.5m in height) x 3.98m - sloping ceiling.

Double glazed aluminium window overlooking garden, column radiator, door opening onto ensuite bathroom.

ENSUITE BATHROOM 2.79 max x 2.39 max (2.09m taken from approx. 1.5m in height) Maximum overall measurements - sloping ceiling.

Panelled spa style bath, mixer tap, WC, shower over bath with dual shower fitting, recessed spotlights to ceiling, double glazed window, extractor, column radiator, wash hand basin with mixer tap and vanity unit.

BEDROOM TWO (side) 3.60m x 3.75m max (3.49m taken from approx. 1.5m in height) - sloping ceiling.

Double glazed aluminium window, panel radiator.

BEDROOM THREE (rear) 3.02m x 3.98m max (3.82m taken from approx. 1.5m in height) - sloping ceiling.

Two double glazed roof windows, double glazed aluminium window, panel radiator,

DETACHED GARAGE INCORPORATING HOME OFFICE

5.07m (3.07m) x 5.11m max

Garage with up and over electric garage door,

HOME OFFICE AREA 1.70m x 2.37m

UPVC double glazed sliding door accessing an insulated home office space with spotlights and electric ceramic wall mounted radiator.

EXTENSIVE GARDENS

Two large patio areas accessed via the bi-folding doors from the kitchen / living area. One patio has a metal louvre roof pergola. Large lawn area. 'Log cabin' style summer house with electricity, log burning stove and decking to front. Large workshop/ shed with double doors and electric. Woodland area beyond garden.

COUNCIL TAX BAND E

REVISION 1 GTS 10/10/24

TENURE:

We are verbally advised the property is freehold. The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

SERVICES

Mains gas, water and electric are available. There is no mains drainage connected, there is a septic tank.

The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to

obtain verification from their Solicitor or Surveyor.

FIXTURES AND FITTINGS

All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale. However, fitted carpets, curtains and certain other items may be taken at a valuation to be agreed.

Money Laundering Regulations –

In order to comply with Money Laundering Regulations, 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 including bank statements for deposits in order to purchase and copy of mortgage agreement in principle from the appropriate lender. In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

Extra services -

By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money from any of these services or referrals the agent or the connected person would keep this commission or fee. Part of the payment for these extra services will be paid to the agent as a result of the referral.

Scriven & Co offers the following services and has the following referral arrangements in place:

Scriven & Co routinely refers sellers (and buyers) to Infinity Financial Advice. It is the clients' or buyers' decision whether to choose to deal with Infinity Financial Advice. Should the client or a buyer decide to use Infinity Financial Advice the client or buyer should know that Scriven & Co receive a payment from Infinity Financial Advice equating on average to a figure in the order of £200 per referral.

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The agent routinely refers sellers (and buyers) to Warren's removals and storage. It is the clients' or buyers' decision whether to choose to deal with Warren's removals and storage. Should the client or a buyer decide to use Warren's removals and storage the client or a buyer should know that the agent receives a referral fee to the value of £50 from them for recommending a client or buyer to them.

Useful links for property information:

Find information about a property in England or Wales:
<https://search-property-information.service.gov.uk>

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with: <https://checker.ofcom.org.uk>

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance:
<https://www.gov.uk/request-flooding-history>

Long term flood risk check of an area in England:
<https://www.gov.uk/check-long-term-flood-risk>

Service provider information: we would suggest the following:

Gas supply:
<https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>
<https://www.findmysupplier.energy>

Electric supply:
<https://www.energynetworks.org/customers/find-my-network-operator>
<https://www.nationalgrid.co.uk>

Water supplier:
<https://www.ofwat.gov.uk/households/your-water-company>
<https://www.water.org.uk/customers/find-your-supplier>

Consumer code for house builders:
<https://consumercode.co.uk>

Important notices

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

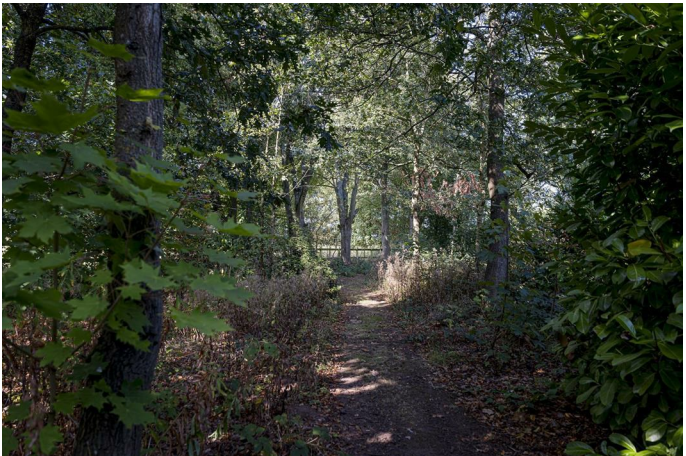
VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

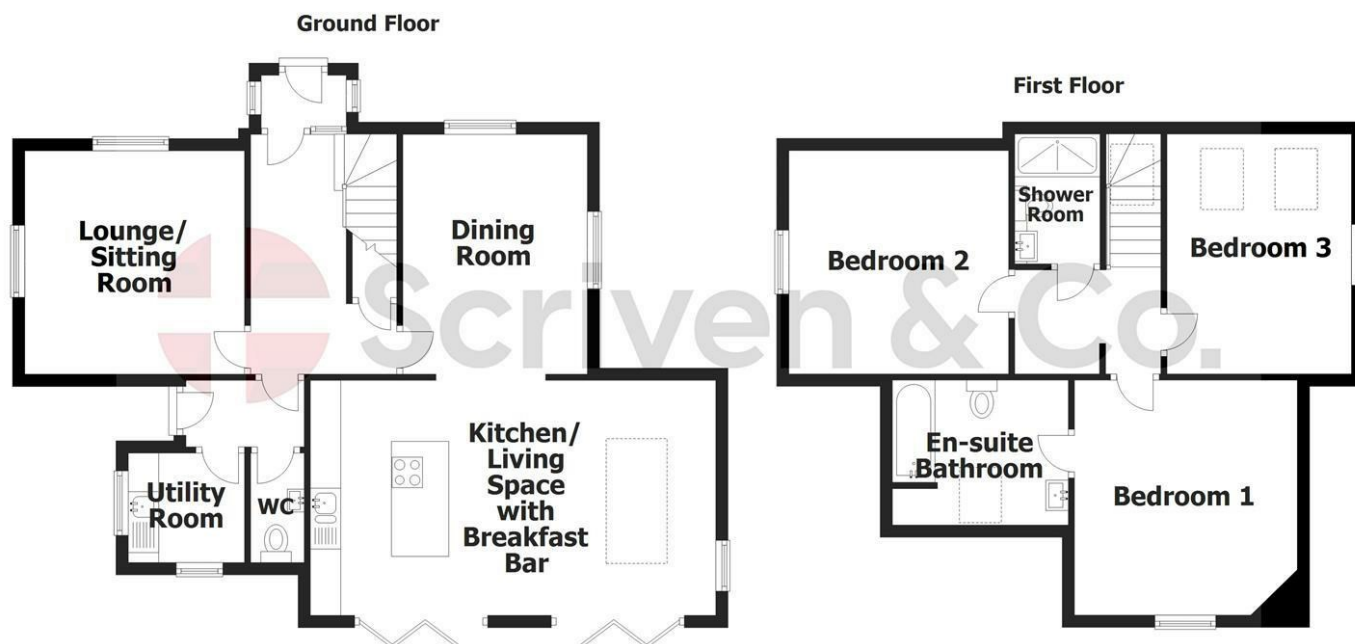
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This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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