



smarthomes

London Lane

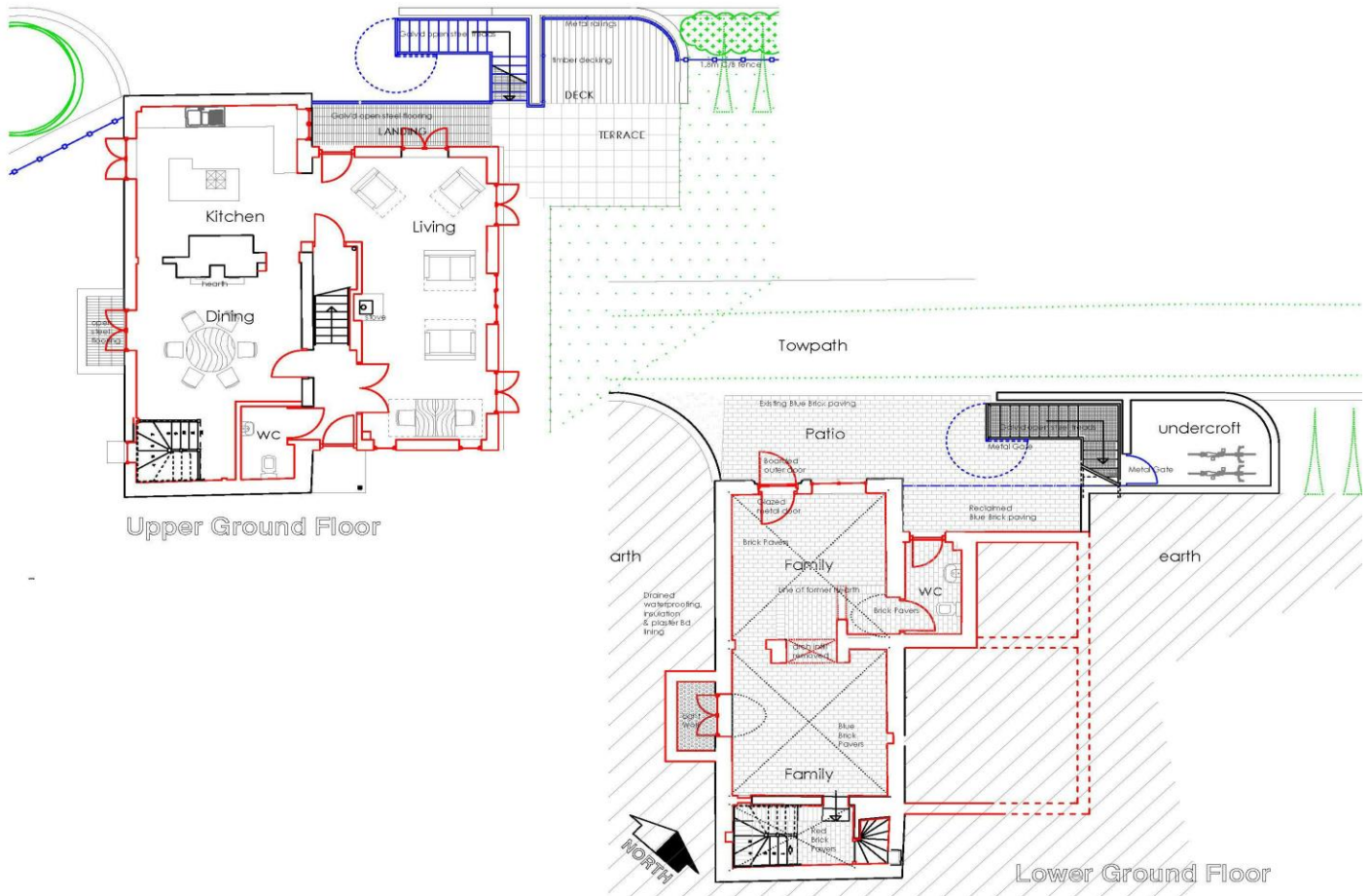
Tardebigge, Bromsgrove

- A Secluded Detached Two Bedroom Cottage
- With Planning Approval for a Three Storey Extension
- Situated in a Semi-Rural Canal Side Location
- Close to Bromsgrove Town Centre

Offers Over £550,000

Current EPC Rating - G
Current Council Tax Band - D





Property Description

Situated in a quiet and secluded area stands this two bedroom cottage built in 1914 with approved planning permission for a two storey extension and basement conversion opening onto the canal offering superb open plan living space.

Built in 1914, Tylers Lock Cottage is situated in a quiet and secluded semi-rural residential area known for its picturesque surrounding and popular for its proximity to Tardebigge Reservoir and the Worcester-Birmingham canal, offering a peaceful atmosphere while still being close to Bromsgrove town centre. The property also benefits from being within about 10-15 minutes drive to the well regarded Queens Head Pub & Restaurant. The property boasts a long driveway with electric gated access. The property has approved planning permission for a two storey extension and basement conversion opening onto the canal and offering superb open plan living space.



Rooms & Measurements

Lounge 3.78m x 3.86m (12'5" x 12'8")

Study 1.73m x 2.31m (5'8" x 7'7")

Dining Kitchen 4.42m x 4.39m (14'6" (min) x 14'5" (min))

Bedroom One 4.32m x 3.25m (14'2" x 10'8" (up to wardrobes))

Bedroom Two 2.95m x 3.38m (9'8" x 11'1")

Bathroom 2.74m x 2.44m (9'0" x 8'0")

Tenure

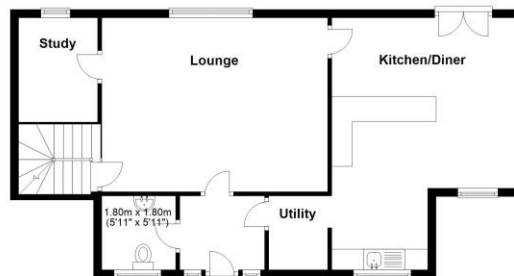
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges.

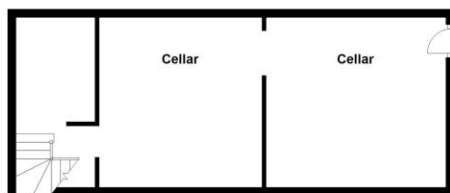
Current council tax band – D



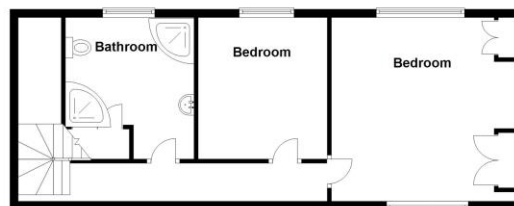
Ground Floor



Basement



First Floor



Total area: approx. 162.8 sq. metres (1752.6 sq. feet)

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Solihull
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.