



Rose Cottage, School Road, Trysull, Wolverhampton, South Staffordshire, WV5 7HR

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OPEN VIEWING - SATURDAY 18th APRIL 2015 11am - 1pm

A charming cottage providing well proportioned three bedroomed accommodation at the centre of a picturesque South Staffordshire village

LOCATION

Trysull is a small village situated within beautiful South Staffordshire countryside in a convenient setting with easy access to several major business centres. Local facilities are available within the nearby villages of Wombourne and Tettenhall whilst there is also easy travelling to Wolverhampton City Centre, Dudley, Stourbridge and Birmingham. The area is well served by schooling in both sectors with the highly regarded primary school being available within the village itself.

DESCRIPTION

Rose Cottage is a charming period property with pretty elevations of character which stands close to the heart of the village. The house provides accommodation of excellent proportions with a particularly large principal reception room providing the focal point of the ground floor together with three double bedrooms to the first floor. The house has been well cared for by the current seller and is well maintained, there are stripped pine doors, it is tastefully decorated and well presented throughout.

ACCOMMODATION

A tile hung, gabled **porch** with a panelled front door opens into the **hall** with a quarry tiled floor and understairs storage cupboard. The **lounge** is of an excellent size with painted beams and rafters to the ceiling, two windows to the front elevation, a wide, painted brick inglenook style fireplace with quarry tiled hearth and inset beam above and wiring for wall lights. There is a **sitting room / dining room** with a lovely corner aspect with windows to both the front and side elevations and the **breakfast kitchen** provides ample areas for both preparation and dining with a range of wall and base mounted units, quarry tiled floor, a stable style door to the drive and a **larder** with wall shelving and plumbing for a washing machine.

A staircase with turned balustrading rises from the hall to the galleried **landing** with a rear window. The **principal bedroom** has built-in wardrobes and a shallow, knee-hole dressing table

with drawers, there are a **further two double bedrooms** and a large, well appointed **bathroom** with a white suite of a panelled bath, vanity wash stand, WC and separate fully tiled corner shower cubicle.

OUTSIDE

Rose Cottage occupies a lovely position within the village with views to both the front and rear of the village gardens. The house stands behind a frontage with low brick built wall with iron railings on top, a lychgate and path leads to the porch and double gated opening onto the drive. There is a rear courtyard with a garage and garden store together with a patio area with steps leading to the pretty **cottage-style garden** with lawn and well stocked beds and borders.

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND

South Staffordshire District Council. BAND: E

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the WOMBOURNE OFFICE

DIRECTIONS

From the Wombourne traffic Island on the A449 Stourbridge Road take the turning towards Wombourne and straight over crossroads into Billy Buns Lane. Continue over Bratch Locks and into Trysull Road. Upon entering the village of Trysull turn left at the Church into School Road and Rose Cottage is situated a short distance along on the left hand side.

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Wolverhampton
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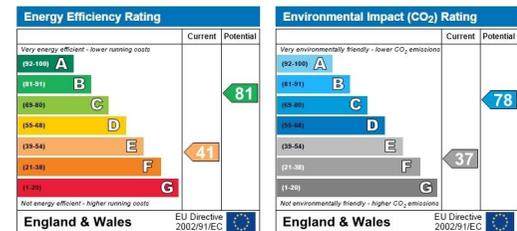
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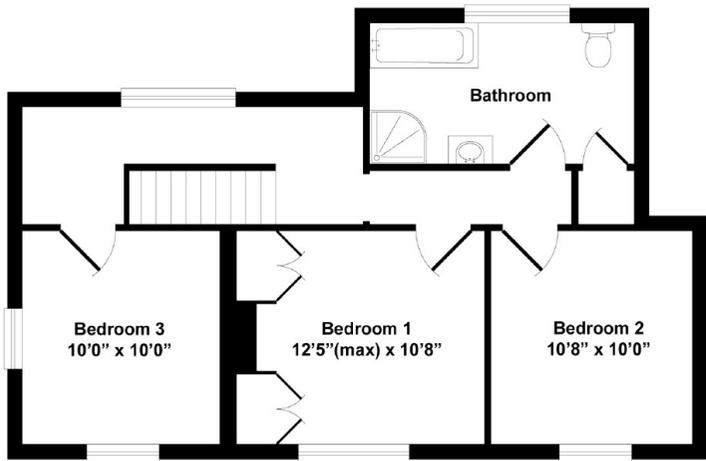
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Offers around
£395,000



IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

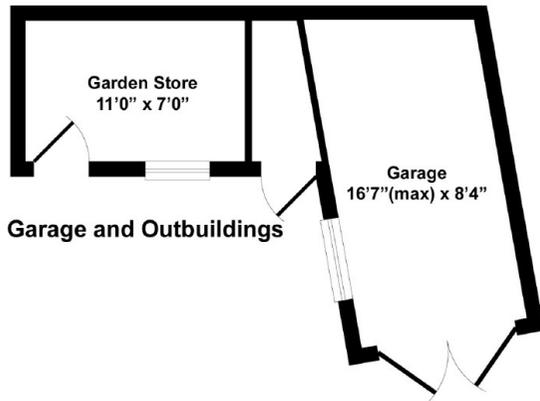


First Floor

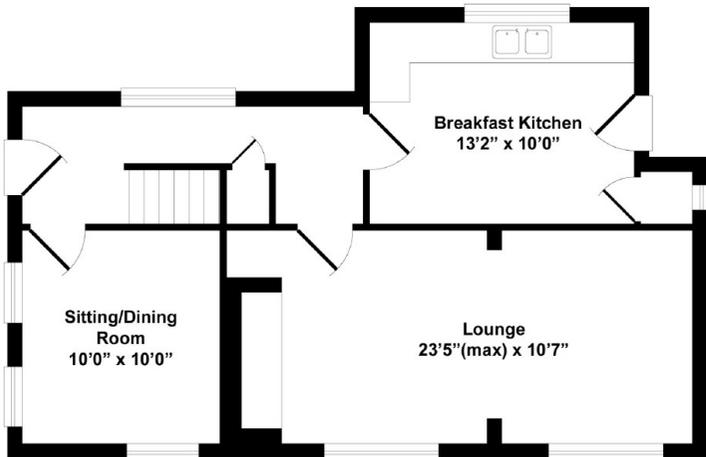
**ROSE COTTAGE
SCHOOL ROAD
TRYSULL**

Approx Overall Floor Area
112.2sq.m 1208sq.ft.
(excluding garage/stores)

FOR GENERAL GUIDANCE ONLY
NOT TO SCALE



Garage and Outbuildings



Ground Floor



