



EARLS COMMON ROAD, STOCK GREEN

Country Homes- Cottages- Barn Conversions- Period Properties- Unique Properties- Equestrian- Land Valuation- Farms

the **platinumcollection**

HOUSES OF DISTINCTION...





This is a stunning example of a traditional country side cottage with some modern additions. With four reception rooms and five bedrooms there is ample space through out the property. The cottage is warm and welcoming with an abundance of exposed brick work, exposed original timbers and newer oak beams, there really is something beautiful in every room. on the edge of the small settlement Stock Green the cottage is surrounded by fields and countryside. There is quick and easy access to local areas such as Stratford-upon-Avon, Redditch and Birmingham to name a few.

Entrance hall

Made with oak beams creating a beautiful and light entrance hall.



Kitchen

4.3 x 3.65 (14'1" x 11'11")

Good size kitchen diner with everything you'd need. Some may say an update is required however the style fits the traditional cottage. You also have a pantry off the kitchen for extra storage.

Utility

2.55 x 2.29 (8'4" x 7'6")

An extremely useful room for the cottage with plenty of space for wellies and coats alike, as well as the washing machine and such you'd expect in the utility.



Reception room

7.27 x 3.36 (23'10" x 11'0")

A beautiful feature room with two sitting areas. The first is by the log burner with brick surround that the owner describes as 'a lovely place to relax with a book'. The second is towards the back of the room with exposed timber construction.

Living room

5.80 x 4.06 (19'0" x 13'3")

With a feature coal burning fireplace and exposed timber this is a fantastic living room for any season.

Dining room

4.46 x 3 (14'7" x 9'10")

Great size room, comfortably taking a table for eight people, double doors to one side of the garden.



Garden room

4.38 x 4.20 (14'4" x 13'9")

An absolutely stunning room, with bi-folding doors and exposed oak beams this garden room would top off the summer months as the main room to take advantage of the garden and terrace area.

Down stairs Bathroom

2.5 x 1.66 (8'2" x 5'5")

White three piece suite with shower over the bath.

Bedroom one

4.71 x 4.13 (15'5" x 13'6")

Large double bedroom With plenty of storage space and a dual aspect view of the garden.

Bedroom two

4.30 x 4.45 (14'1" x 14'7")

Large double bedroom with plenty of storage space.

Bedroom three

3.46 x 3.26 (11'4" x 10'8")

Another large double bedroom with built in wardrobes.

Bedroom four

3.80 x 2.46 (12'5" x 8'0")

A beautiful double bedroom with exposed beams and plenty of room for wardrobes.





Bedroom five

3.29 x 2.71 (10'9" x 8'10")

Currently used as a single bedroom with lots of storage but you could get a double bed in with a bit of storage.

Family bathroom

4.26 x 2.65 (13'11" x 8'8")

Fantastic size family bathroom with a large corner bath tub and separate shower.

Tenure

Freehold

Viewing

Strictly by appointment only via Complete Estate Agents

Local Authority

Wychavon district council

Mortgage Advice

Complete Estate Agents work in partnership with C&W Financial services we can offer professional mortgage advice, from independent mortgage advisors they will help to source a product that will suit your budget and needs from virtually the whole of the mortgage market.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available at weekends. Please contact us for more information on our conveyancing service.

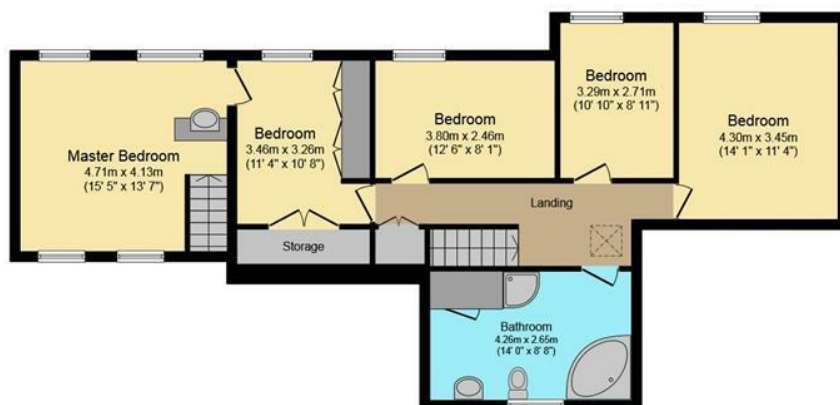
Market Appraisal





Ground Floor

Floor area 133.0 sq. m. (1,432 sq. ft.) approx



First Floor

Floor area 86.0 sq. m. (926 sq. ft.) approx

Total floor area 219.0 sq. m. (2,357 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and comprehensive marketing with local and internet advertising will get your property seen in all the right places. Please contact us today to arrange your property appraisal.



Need to Sell Your Home?

The **Platinum Collection** is a premium marketing package from Complete for the distinguished homes with stunning brochures, staff with over 50 years experience in upper market property, great Internet coverage and fully accompanied viewings.

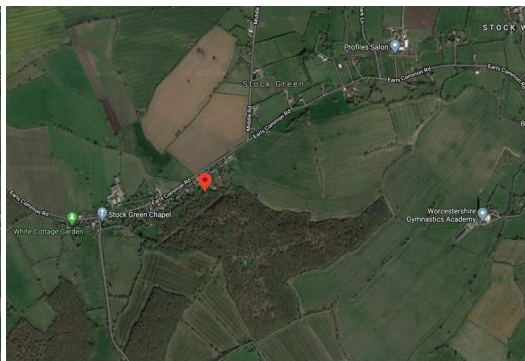
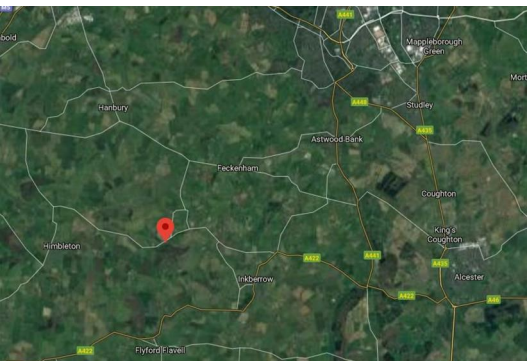
Give your home every chance of selling

The **Platinum Collection** range from Complete Estate Agents aims to bring you the finest selection of homes from Warwickshire, Northamptonshire and Leicestershire. Each of the **Platinum Collection** properties has been listed by a senior member of staff who will be able to furnish you with any particular aspect of the property and the surroundings. The head office is based at Rugby with Haydn Yemm & Brian Williams leading the Collection team. If you wish to be placed on the register for collection properties, then you will be contacted at the earliest opportunity by telephone or email to advise of new properties coming to the market. The aim of the collection is therefore to provide a very specialised and personal service from dedicated and knowledgeable members of staff.

**Contact us to arrange a free market appraisal on
02476 017701**



- Dating back to circa 1820
- 5/6 bedrooms
- Beautiful timber work throughout
- 4/5 reception rooms



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Viewing - Arrangements can be made by Complete Estate Agents on: 02476 017701

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(B2 plus) A	
(81-91) B		(B1-B1) B	
(69-80) C		(B2-B2) C	
(55-68) D		(B3-B3) D	
(39-54) E		(B4-B4) E	
(21-38) F		(B5-B5) F	
(1-20) G		(B6-B6) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
85	36	76	32
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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