

Philip Laney & Jolly



The Cottage, Woolmere Green Droitwich Road, Bromsgrove,  
B60 4DD





Philip Laney & Jolly Worcestershire are delighted to welcome to the market The Cottage. Located in the sought after village of Hanbury, Bromsgrove, this splendid four-bedroom house on Droitwich Road offers a perfect blend of comfort and luxury. Set within an expansive plot of over an acre, the property enjoys a delightful orchard and a refreshing swimming pool, making it an ideal retreat for families and those who enjoy outdoor living.

As you approach the house, you will appreciate the ample parking available, complemented by additional access to the rear, ensuring convenience for both residents and guests. The double detached garage provides further storage options, catering to all your needs.

Inside, this wonderful home is designed for modern living, featuring a spacious Kitchen/diner that invites family gatherings and entertaining. The sitting room and living room offer versatile spaces for relaxation, while the conservatory provides a lovely spot to enjoy the surrounding views of the pool and gardens throughout the seasons. The utility room and convenient WC add to the practicality of the layout.

The four well-appointed bedrooms include a luxurious ensuite, ensuring comfort and privacy for all family members. The property also features an outbuilding, which is perfect for use as a games room, providing additional leisure space for both children and adults alike.

This residence is situated in a charming village, known for its community spirit and picturesque surroundings. With its generous outdoor space and well-designed interiors, this property is a rare find and presents an exceptional opportunity for those seeking a family home in a tranquil setting. Do not miss the chance to make this delightful house your new home.

**Front Porch**

Composite front door, double glazed window to the front aspect. Wall light and tiled floor. Obscure glazed door opens to:

**Living Room**

Double glazed window to front aspect. Double glazed bay window to front aspect. Tiled floor. Wood burner stove with hearth. Exposed beams, six wall lights and two radiators.. Stairs rise to first floor.

**Reception Room**

Double glazed double doors to the conservatory. Double glazed door with double glazed side panel. Exposed timbers, two radiators and tiled floor. Doble glazed window to the side aspect. Six ceiling lights.

**Conservatory**

Two sets of bifold doors with three panels plus one single door with double opening function. Electric wall mounted electric heater. Tiled floor. Ceiling spot lights.

**Kitchen Diner**

Spacious and light area fitted with a range of wooden wall and base units with granite work surface over. Belfast sink. Integrated dishwasher. Space for American style fridge freezer. Aga oven and built in AEG oven with four ring hob. Tiled splashbacks. Double glazed windows to front an rear aspect. Ceiling spot lights and two Velux windows.

**Utility**

Double glazed window to side aspect. Built in cupboard. Stainless steel sink and drainer. Tiled floor. Two ceiling lights. Space for washing machine and tumble dryer. Obscure double glazed door to the garden.

**WC**

Worcester boiler. WC. Wash hand basin. Radiator. Tiled floor. Ceiling light point.

**Landing**

Three ceiling light points. Loft access. Doors off to all first floor rooms.

**Bedroom One**

Two double glazed windows to rear aspect. Double glazed window to side aspect. Two ceiling lights. Two radiators. Door to En-suite.







#### En-Suite

Shower cubicle. Basin inset to modern vanity unit. Grey heated towel rail. Tiled floor. Ceiling light point. Low level WC and extractor.

#### Bedroom Two

Two double glazed windows with secondary glazing to front aspect and . Double glazed window to rear aspect. Two radiators. Ceiling light point. Wooden floor. Built in wardrobes providing useful storage plus a fitted shower cubicle.

#### Bedroom Three

Double glazed window to the front aspect. Built in wardrobe. Radiator. Ceiling light point.

#### Bathroom

Panelled curved bath with mixer tap and shower over. Sky light window. Basin inset to modern vanity unit. WC. Tiled splashbacks. Chrome heated towel rail.

#### Bedroom Four

Double glazed window to rear and side aspect. Radiator. and ceiling light point.

#### Front of property

Electric gate opens to a gravelled drive providing ample parking to the front with access to the detached garage. Well stocked borders and lawned garden surrounds this wonderful home

#### Detached Garage

Electric roller door. Double glazed door and window to the rear and side aspect. Power and lighting.

#### Rear Garden

Initial garden is laid to lawn with extensive seating and decking area overlooking the feature swimming pool. Covered pergola seating area situated next to a brick built pizza oven and BBQ area. Double gated access opens to an extensive parking area accessed from a shared driveway. Wooden shed houses the swimming pool heater and pump.

Archway to the side of the property opens to a fabulous orchard/paddock with a variety of fruit trees and laid to lawn. Enclosed with wooden fencing.

#### Detached Wooden Outbuilding

Double sliding wooden doors. Power

#### Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

#### Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

#### Tenure Freehold

We understand that the property is offered for sale Freehold.

#### Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

#### Viewings

Strictly by appointment with the Agents. Please call Worcester 01905 26664 or Malvern 01684 575100. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

#### Broadband

We understand currently Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

#### Parking

Parking for the property is a private driveway with extensive additional parking to the rear accessed via shared driveway.

#### Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Provider Voice Data

EE Likely Likely

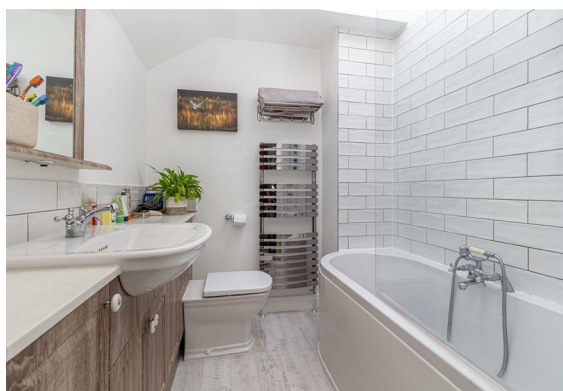
Three Limited Limited

O2 Likely Limited

Vodafone Likely Likely

#### Agents Note

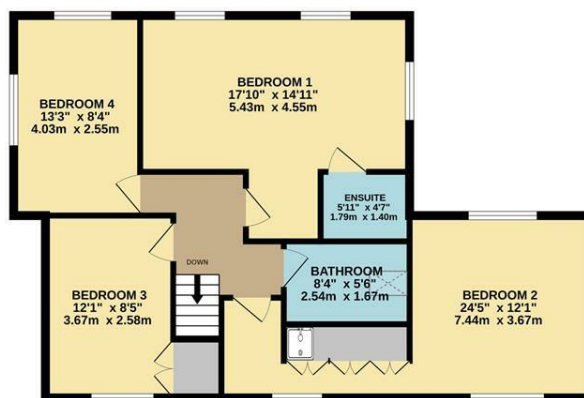
'the Property is sold subject to an development uplift Overage Deed whereby if planning permission is obtained, monies will be due to the Seller. The detailed terms will be made available in the sale pack from the Seller's solicitors.'



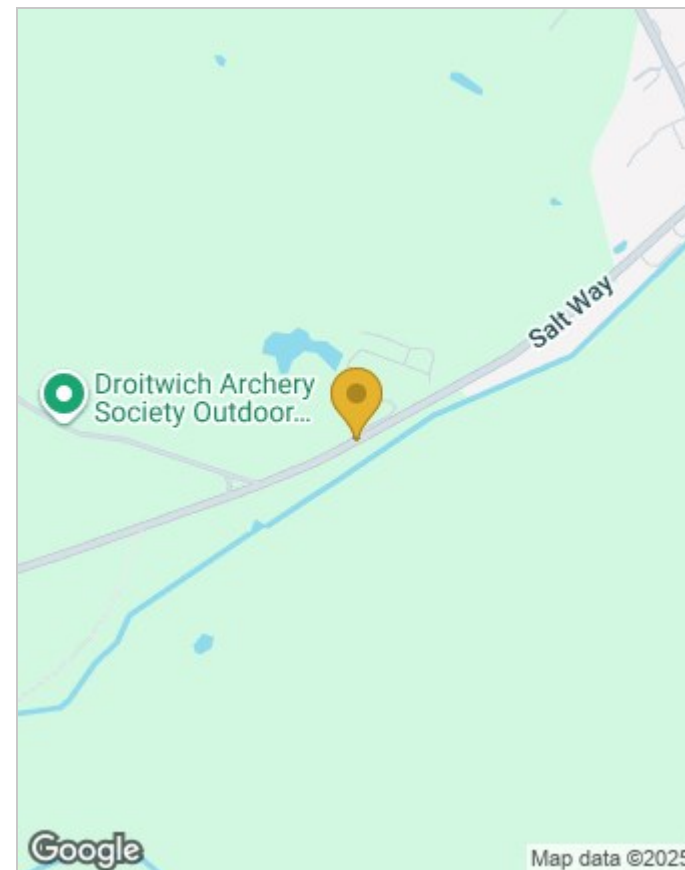
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         | 94                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 69      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

## Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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