

# Grove.

FIND YOUR HOME



Sleepy Hollow Cottage Wolverley Village  
Kidderminster,  
West Midlands  
DY11 5XA

Offers Over £575,000



Nestled in the charming village of Wolverley, this unique detached cottage combines historic character with distinctive architectural features. Built into the natural rock face, the property offers an exceptional design with a warm, cosy feel and an abundance of character throughout.

The accommodation briefly comprises two entrance doors, one leading into the main reception room featuring exposed beams, a log burner and impressive archways opening to a separate snug area, office or music room, and a useful half-cellar/store built into the sandstone walls. The second entrance opens directly into the kitchen, which leads to a utility area with a serving hatch to the cellar. Upstairs, the property offers three bedrooms, including a bedroom with en suite bathroom, alongside a separate shower room. Outside, the courtyard enjoys a unique 'cave-like' feature against the rock face, a raised slabbed patio, and gated front access. Further benefits include stone-chipping parking to the side and a former blacksmith's workshop built into the rock, ideal for additional storage.

Situated in the sought-after village of Wolverley, the property enjoys convenient access to local amenities, well-regarded schools, countryside walks and transport links to Kidderminster, Stourbridge, and Birmingham.

A rare opportunity to acquire a truly characterful home in a desirable setting, this distinctive cottage must be viewed to be fully appreciated. JH 14/05/2026 EPC=E







### Approach

Via a picket fence and rock wall frontage with slabbed patio and pathway leading to the two front doors. Stable front door with glass windows leads into the reception room.

Reception room 22'3" x 12'1" (6.8 x 3.7)

Open beams and open brick fireplace with log burner, two central heating radiators, two double glazed bowed windows to the front, stairs to first floor accommodation, engineered oak flooring, two archways and step down to further reception area.

Lower reception area 24'7" x 9'2" max (7.5 x 2.8 max)

Double glazed window to side, open rock walls, door to under stairs storage, central heating radiator, obscured glass window into the utility space, steps down into the cellarette.

Cellarette 11'5" x 4'7" (3.5 x 1.4)

Having a service hatch into the utility, central heating radiator and open rock face.

Kitchen 20'8" x 7'10" (6.3 x 2.4)

Having stable door to the front, two double glazed windows to front, central heating radiator, matching wall and base units with square top surface over, splashbacks to match, five ring Range Master oven, butler sink with mixer tap, door into utility.











**Utility 8'10" x 5'2" (2.7 x 1.6)**

Double glazed stable door to side, double glazed window to side, service hatch into cellar, obscured window into the lower reception room, space for washing machine and cupboard housing central heating boiler.

**First floor landing**

The landing splits with stairs leading to two separate wings, double glazed velux skylight, open beams.

**The right wing**

Has steps up to two rooms.

**Shower room**

Having obscured glass window to the side, w.c., heritage wash hand basin, vertical central heating towel rail, shower with monsoon head over.

**Bedroom two 9'10" max 8'10" min x 12'1" (3.0 max 2.7 min x 3.7)**

Double glazed window to front, central heating radiator, feature fireplace and loft access.

**The left wing**

Has doors to two bedrooms.

**Bedroom one 12'1" x 12'9" (3.7 x 3.9)**

Double glazed window to front, central heating radiator, feature open beams.

**Bedroom three 13'1" max 8'10" min x 8'2" (4.0 max 2.7 min x 2.5)**

Double glazed window to front, velux double glazed skylight, central heating radiator, door into en-suite bathroom.

**En-suite bathroom**

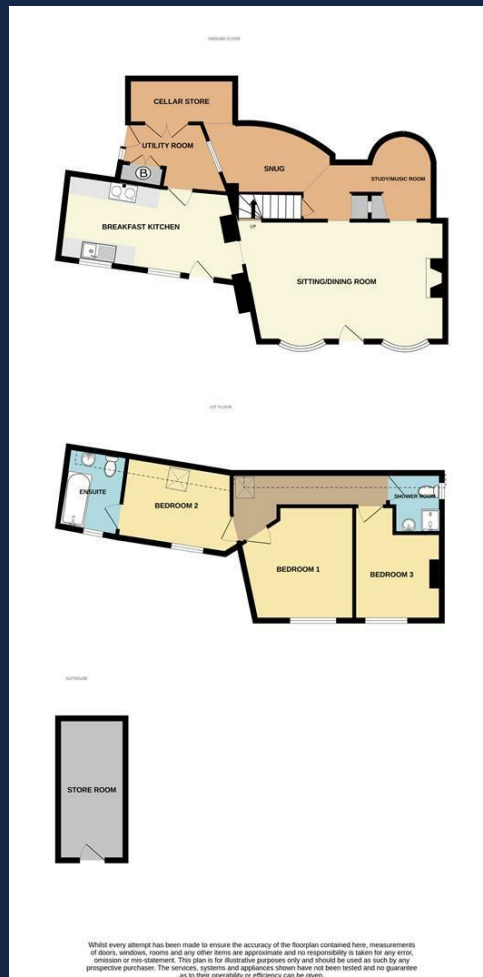
Double glazed window to front, central heating radiator, half height panelling to walls, free standing bath with telephone mixer tap, pedestal wash hand basin and w.c.

**Courtyard garden**

The courtyard has open rock walls and a brick and gated entrance to the front.







## Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

## Council Tax Banding

Tax Band is

## Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, 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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

## Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.