

AP MORGAN



**Wasley Hill Cottage, Gunner Lane, Rubery**  
Asking Price £795,000

**Features:**

- Stunning period cottage tucked at the end of a private lane
- 1.5 acres of private grounds with raised vegetable planters, orchard and working well
- Fully self-contained one bedroom annexe with log burner
- Striking double height reception hall with dual aspect log burner
- Gallery landing with picture windows overlooking the grounds
- Main bedroom with bi-fold doors opening onto a private balcony
- Recently renovated shaker kitchen with full Neff appliance suite
- Within reach of Waseley Hills, Lickey Hills and Longbridge town centre

**Description:**

Private. Peaceful. A cottage worth finding!

Waseley Hill Cottage sits tucked at the end of a private lane, hidden behind 1.5 acres of immaculate grounds complete with its own working well and a self-contained annexe. This is the kind of place people spend years looking for. Shall we show you around?

The lane itself sets the tone. As the world falls away behind you, a gated entrance opens onto a generous gravelled driveway with easy parking for multiple cars. To your left, the annexe sits quietly and independently, a beautifully considered space with its own fitted kitchen, lounge warmed by a log burner, a bathroom and a generous first-floor bedroom with built-in storage. Whether you have family who visit regularly, a business you run from home, or guests you want close but not too close, the annexe handles all of it without a second thought.

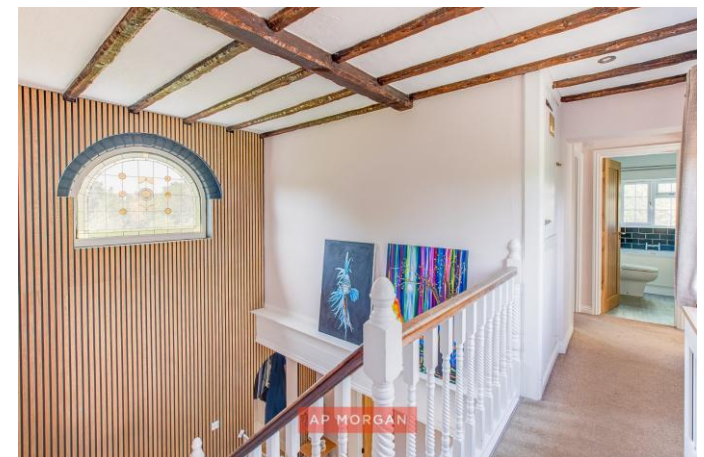
Follow the driveway to its end and the cottage itself comes into view, and it does not disappoint. Step inside and you immediately feel the balance that has been so carefully achieved here: exposed timber beams and original period character alongside a genuinely modern, tasteful interior that feels both warm and effortlessly liveable. The open plan lounge and dining room runs triple aspect, flooding the space with natural light, and the feature dual-aspect log burner connects the lounge directly through to the impressive double-height reception hall beyond, a genuinely striking detail that gives the ground floor a real sense of theatre.

The kitchen has been recently and beautifully renovated. Shaker-style units, a herringbone-pattern floor and a full suite of high-specification Neff appliances, including a coffee machine, dual ovens and a five-ring induction hob, make it a space you will want to cook in every single day. A useful store cupboard and separate utility area sit discreetly alongside, keeping the day-to-day practicalities out of sight.

Head upstairs and the gallery landing opens up with picture windows framing the grounds below, a moment that genuinely stops you in your tracks. The main bedroom leads out through bi-fold doors onto your own private balcony looking out over the stone-paved terrace, sweeping lawns and mature trees. It is the kind of spot where a morning coffee becomes a non-negotiable part of the day. Bedrooms two and three each have their own en-suites, bedroom four is well-proportioned and a contemporary family bathroom completes the first floor.

Outside, the grounds are something else entirely. Sweeping lawns, stone-paved seating areas, beautifully stocked planted beds, a large timber summerhouse and workshop, a polytunnel, raised vegetable planters and a working private well. This is a plot that rewards anyone who loves being outdoors and has always fancied being a little more self-sufficient.

The location sits at a genuinely enviable crossroads. Waseley Hills Country Park is practically on your doorstep, with Lickey Hills not far behind, offering hundreds of acres of walking, cycling and open countryside whenever you want them. For everything else, Longbridge's regenerated town centre brings a major Marks and



Spencer, Sainsbury's and a strong range of retail and dining within easy reach. The train station at Longbridge gives you a direct line into Birmingham city centre, and access to the M5 and M42 means the wider motorway network is straightforward from here. You have countryside at your door and connectivity when you need it, a combination that is harder to find than most people realise.

If Waseley Hill Cottage feels like the property you have been waiting for, do not sit on it. Call us today and let us show you everything it has to offer in person!

**Details:**

Hall

Kitchen/Breakfast Room 4.23 x 3.58

Utility Room 2.18 x 2.02

Reception Hall 4.23 x 3.28

Study 2.18 x 2.11

W/C 1.12 x 0.95

Lounge 5.57 x 4.18

Dining Area 3.17 x 4.18

First Floor Landing

Main Bedroom 4.40 x 4.18 Max

Bedroom Two 3.25 x 4.18 Max

En-suite 2.21 x 1.81 Max

Bedroom Three 3.25 x 3.65 Max

En-suite 2.65 x 0.87

Bedroom Four 1.70 x 2.82

Family Bathroom 1.70 x 2.90

Detached Annexe

Hall

Open plan Lounge/Kitchen 5.50 x 4.64 Max

Bathroom 2.69 x 1.73

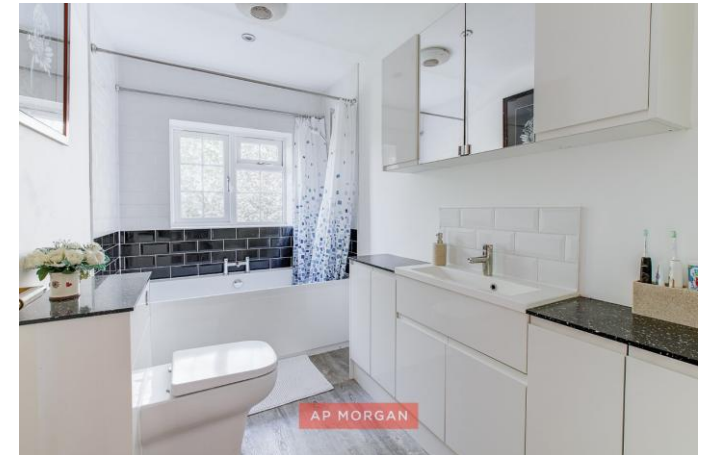
Annexe Bedroom 5.50 x 3.37

EPC Rating: E

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

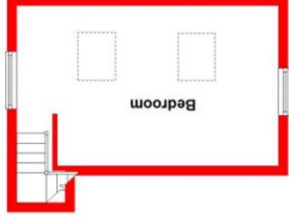
Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Ground Floor  
Approx. 901.3 sq. feet



Annexe First Floor  
Approx. 208.0 sq. feet

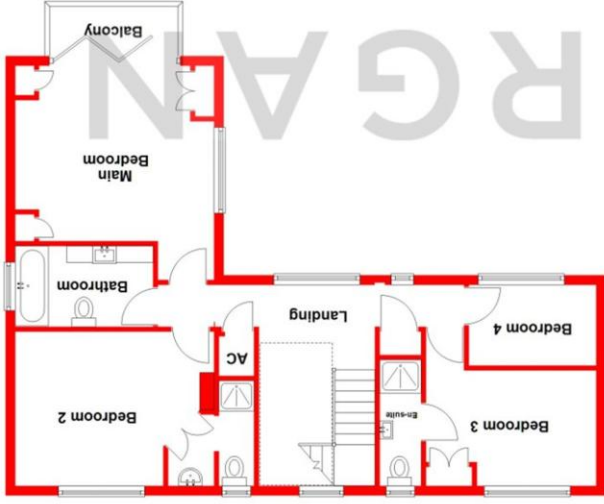


Total area: approx. 2241.4 sq. feet

Detached Annexe  
Approx. 366.1 sq. feet



First Floor  
Approx. 765.9 sq. feet  
(including Balcony)



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.  
Plan produced using Planlup.

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