



Grove.

FIND YOUR HOME

Woodbine Cottage, Violet Lane, Clent DY9 9PT

Guide Price £700,000

# Woodbine Cottage

Nestled in the charming village of Clent, this delightful four-bedroom cottage presents a wonderful opportunity for those seeking a family home with character. While the property requires modernisation, it offers ample scope for personalisation, allowing you to create a space that truly reflects your style and needs.

The cottage is ideally situated in a desirable location, surrounded by the picturesque beauty of the Clent Hills, making it perfect for nature enthusiasts and those who enjoy leisurely walks in the countryside. The local area boasts a selection of quaint eateries, providing a taste of the community's vibrant atmosphere.

Convenience is also a key feature of this property, with easy access to the local motorway network and Hagley Train Station just a short drive away. This ensures that commuting to nearby towns and cities is both straightforward and efficient.

In summary, this four-bedroom cottage in Clent is a promising prospect for anyone looking to invest in a home with potential. With its idyllic setting and proximity to local amenities, it is an opportunity not to be missed.







#### Approach

Approached via gated gravel driveway with step up to front door.

#### Entry Hall 9'2" x 8'6" (2.8 x 2.6)

With window to front and side, central heating radiator and door leading to:

#### Dining Room 16'8" x 16'8" (5.1 x 5.1)

With two bay windows to rear, door out to the garden, central heating radiator and feature brick fireplace. Stairs to the first floor landing with understairs storage cupboard, further door into boiler room and door into living room.

#### Living Room 13'5" max x 16'8" max (4.1 max x 5.1 max)

With bay window to rear, central heating radiator and feature fireplace. Stairs to first floor landing and door through into rear hallway.

#### Rear Hallway

With door to front giving access to driveway and doors leading to:

#### Rear Sitting Room 12'5" max x 12'9" max (3.8 max x 3.9 max )

With bay window to rear, central heating radiator and door to garden.

#### Utility 7'10" x 8'2" (2.4 x 2.5)

With window to side, central heating radiator and fitted wall and base units with worksurface over and stainless steel sink with drainage.

#### W.C.

With w.c. and hand wash basin.

#### Kitchen 13'5" x 8'10" (4.1 x 2.7)

With two windows to front, central heating radiator and fitted wall and base units with worksurface over. Stainless steel sink with drainage and space for cooker and white goods. Door leads through into entry hall.

#### First Floor Landing

With doors leading to:

#### Bedroom One 12'9" x 14'5" (3.9 x 4.4)

With dual aspect windows to front and rear and central heating radiator.

#### Bedroom Two 14'1" max x 11'5" max (4.3 max x 3.5 max)

With window to rear, central heating radiator and fitted storage cupboard.

#### Bathroom 9'6" max x 14'1" max (2.9 max x 4.3 max)

With two windows to front, central heating radiator, two vanity sinks, w.c., shower cubicle and fitted bath. Further doorway leads through to the second first floor landing.

#### Second Landing

With window to side and doors leading to:





Bedroom Three 11'1" x 7'6" (into wardrobe) (3.4 x 2.3 (into wardrobe))

With window to rear, central heating radiator and fitted storage.

Bedroom Four 11'5" x 10'5" (3.5 x 3.2)

With window to rear, central heating radiator and storage cupboard.

Cellar

Accessed via the boiler room in the dining room with steps down.

Garden

With paved patio area, lawn and mature planter beds throughout. Established borders with fence panels and hedging provide privacy and security for children to play or for families to enjoy the warmer months. There is a further courtyard to the side with gated access.

Tenure - Freehold

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

Tax band is F.

Money Laundering Regulations

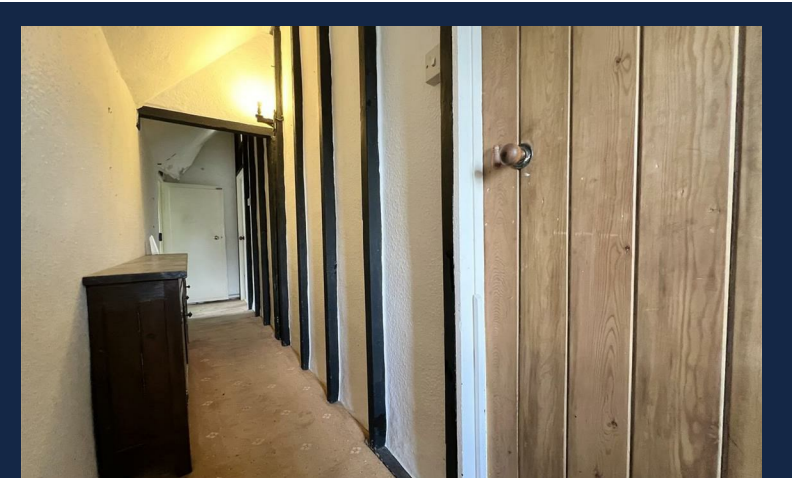
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

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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.









## FLOORPLAN

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Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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

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