



**Grove.**  
FIND YOUR HOME

Springfield, Bromsgrove Road, Clent DY9 9RJ  
Guide Price £1,890,000



# SPRINGFIELD

Welcome to Springfield, a beautifully renovated five bedroom detached property in the quiet village of Clent.

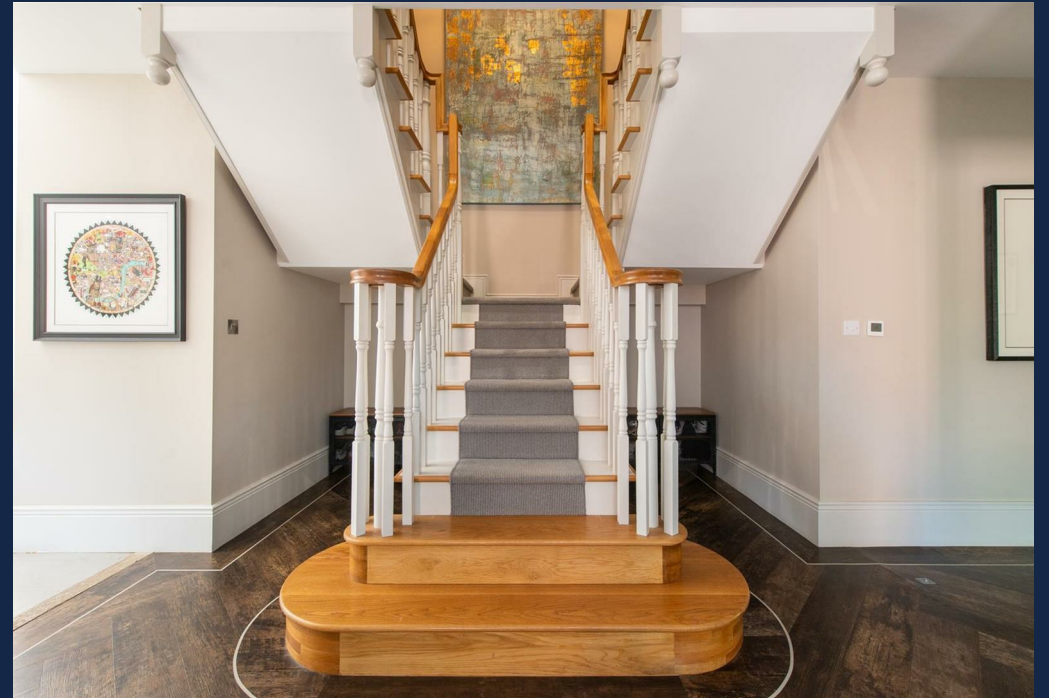
Comprising a large welcoming entry hall with feature staircase, open plan kitchen with dining and living areas, utility with separate laundry room, study and two further reception rooms. On the first floor you will find the five double bedrooms, four with ensuites, the main with the addition of a dressing area and the family bathroom.

The garden boasts a fabulous lawn with large patio area and ample space for children to play or a perfect place for entertaining. The two large paddocks are an excellent addition for those looking to have equestrian land.

The village of Clent has easy access to motorway networks and is within easy reach of Hagley and Belbroughton villages. Hagley gives further excellent commuter opportunities to Birmingham, Worcester and beyond via the train station and offers an array of local shops, restaurants and public houses. In addition, Belbroughton offers another variety of public houses, hairdressing salon and local shops. This perfect family home is within close proximity to the popular Clent Primary School which gives access to superb secondary schools in Hagley village. The ever popular National Trust Client Hills are also a short distance away, ideal for those who enjoy outdoor activities and walks.













## Approach

Approached via gravel driveway with electrically operated gates, covered porch area to front door and access to garage. There is also an electric vehicle charging point.

Entrance Hall 23'7" max 5'11" min x 13'9" max 11'6" min (7.2 max 1.8 min x 4.2 max 3.5 min)

With large door to front, two floor to ceiling double glazing windows either side and three central heating radiators. Karndean flooring throughout, stairs to first floor and opening through to:

Living Dining 24'7" max 8'2" min x 13'9" (7.5 max 2.5 min x 4.2)

With double glazing window to front, bifolds to rear and polished concrete floors with underfloor heating throughout. The space is open plan through into the kitchen area with opening leading to study and door giving access to utility.

Kitchen 34'5" max 13'9" min x 15'9" max 11'6" min (10.5 max 4.2 min x 4.8 max 3.5 min)

With double glazing window to front, side & rear and two large lantern skylights, industrial finish microcrete flooring with underfloor heating and doors to w.c. & utility. Featuring a variety of fitted Aristocraft wall and base units with burnt laminated wood doors and work surface over. Matching kitchen island with ComboHob, extractor fan and ample storage cupboards. Two Franke sinks with integrated waste disposal, hose tap and Quooker boiling water tap, two AEG dishwashers, three ovens, steamer and fitted 36 bottle wine fridge. Open plan into living dining area.

## W.C.

With tiling to walls, low level w.c. and pedestal wash basin.

Utility 8'6" x 11'10" (2.6 x 3.6)

With fitted dog washing station including hand held shower, large cupboard for storage, door out to driveway and opening through into laundry room.

Laundry Room 14'1" max 10'2" min x 6'3" (4.3 max 3.1 min x 1.9)

With double glazing window to rear, fitted wall and base units with work surface over and two bowl stainless steel sink with drainage. Space and plumbing for white goods and ample floor to ceiling sliding door cupboards for storage.

Study 11'6" x 6'3" (3.5 x 1.9)

With double glazing window to rear and central heating radiator.

Drawing Room 19'8" x 15'9" max (into bay) 14'1" min (6.0 x 4.8 max (into bay) 4.3 min)

With sash window and further window to rear and bay sash window to side. Two central heating radiators and feature fireplace with marble hearth.

Games Room / Dining Room 18'4" x 11'6" (5.6 x 3.5)

With double glazing windows to front and side and two central heating radiators.









W.C..  
With obscured double glazing window to side, chrome heated towel rail and tiling to half walls, pedestal wash hand basin and fitted w.c.

First Floor Landing  
Gallery style landing with central heating radiator, access to loft via hatch and doors radiating to:

Main Bedroom 16'1" x 14'1" (4.9 x 4.3)  
With sash window to rear and further window to side and corner, two central heating radiators, door to en-suite and opening through into dressing area.

En-suite  
With oversized tiling to floor and half walls, chrome heated towel rail, low level w.c., Heritage pedestal wash basin and walk in Crittall glass shower cubicle with hand held shower and drench head.

Dressing Area  
With double glazing window to rear and space for fitted wardrobes.

Second Bedroom 12'10" x 12'2" (3.9 x 3.7)  
With double glazing window to rear, underfloor heating, steps up to mezzanine and door to en-suite.

En-suite  
With tiling to floor and walls, low level w.c., pedestal wash basin and fitted shower cubicle.

Third Bedroom 13'9" x 15'9" max 9'6" min (4.2 x 4.8 max 2.9 min)  
With double glazing window to front, underfloor heating, steps up to mezzanine and door to en-suite.

En-suite  
With tiling to floor and walls, low level w.c., pedestal wash hand basin and fitted shower cubicle.

Fourth Bedroom 11'6" max 3'7" min x 14'5" max 11'2" min (3.5 max 1.1 min x 4.4 max 3.4 min)  
With double glazing window to front, central heating radiator and door to en-suite.

En-suite  
With tiling to floor and walls, low level w.c., pedestal wash hand basin and fitted shower.









#### Fifth Bedroom 11'10" x 13'9" (3.6 x 4.2)

With dual aspect double glazing windows to front and side and central heating radiator.

#### House Bathroom

With obscured double glazing window to side, chrome heated towel rail and tiling to floor and half walls. W.C., fitted vanity unit and fitted bath with hand held shower and drench head over.

#### Cellar 11'6" x 14'1" (3.5 x 4.3)

Accessed via hallway with steps down and ample space for storage with planning to extend.

#### Garden

A mature wrap around garden with large patio area, lawn and established borders with hedging. Gates giving access to one of the two paddocks and access to the driveway.

#### Paddocks

This property benefits from one 4 acre paddock and a further 2 acre paddock, each with access via a separate driveways.

#### Garage 20'0" x 20'4" (6.1 x 6.2)

With electric side folding concertina garage doors, lighting overhead and electric points. Internal and external doors through to w.c. and gym.

#### Garage-W.C.

With obscured window to front, chrome heated towel rail, tiling to floor, w.c. and large fitted basin.

#### Garage- Gym 15'1" x 13'1" (4.6 x 4.0)

With double glazing window to side, central heating radiator and ample space for gym equipment.

#### 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 G.

#### Money Laundering Regulations

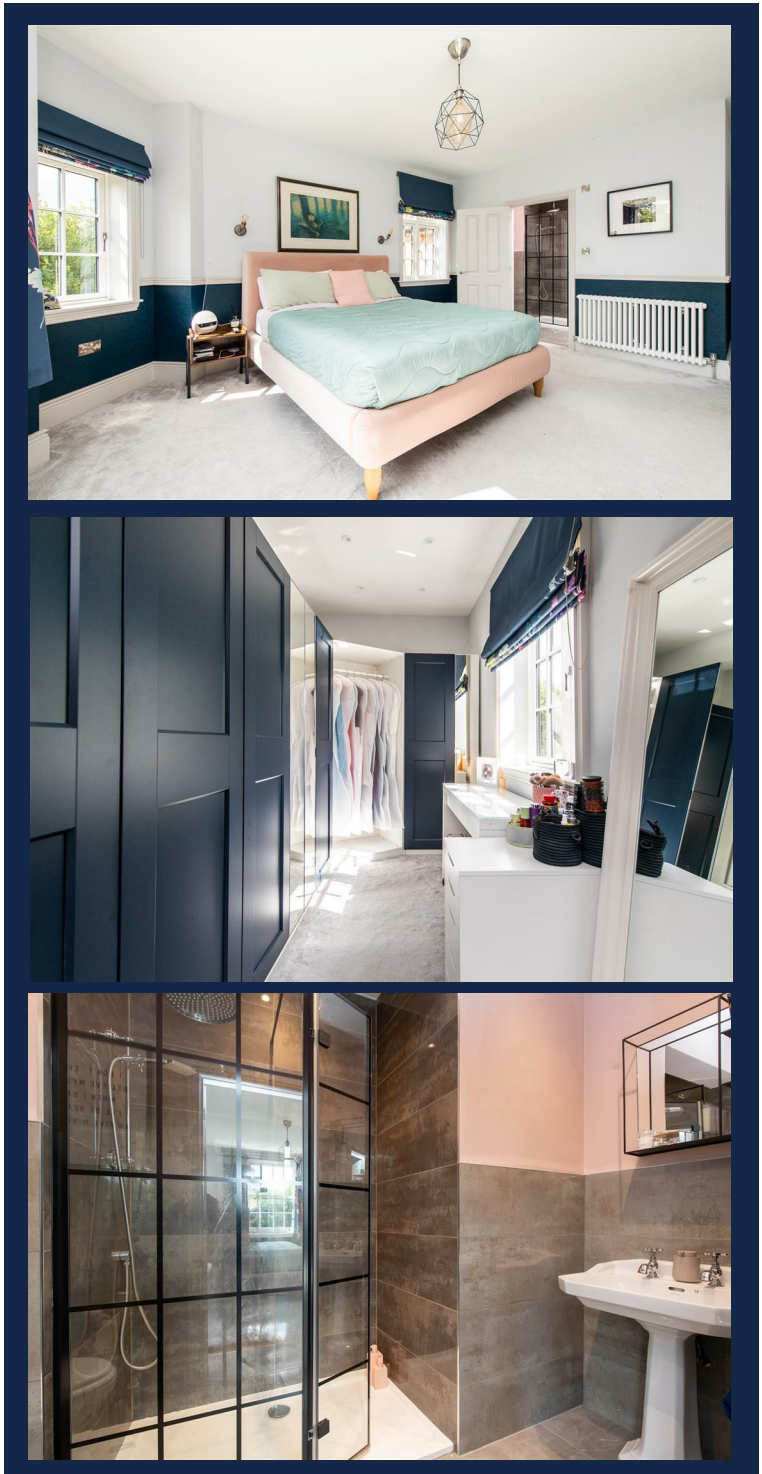
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide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

#### Referral Fee's

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



























TOTAL FLOOR AREA : 4073 sq.ft. (378.4 sq.m.) approx.

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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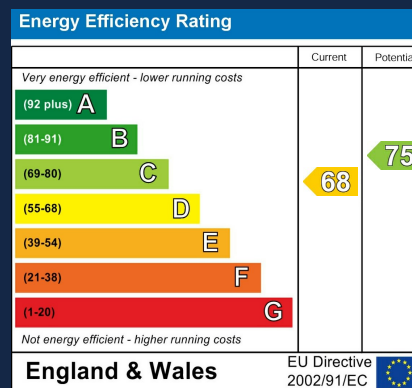
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



# Grove.

FIND YOUR HOME

Hagley  
129 Worcester Road  
Hagley  
DY9 9NN

T: 01562 270 270

E: [hagley@grovepropertiesgroup.co.uk](mailto:hagley@grovepropertiesgroup.co.uk)

W: [www.grovepropertiesgroup.co.uk](http://www.grovepropertiesgroup.co.uk)