



# Grove.

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Underhill, Woodman Lane, Clent, DY9 9PX

Asking Price £985,000



# Underhill

Positioned on Woodman Lane at the foot of Adams Hill in Clent, Underhill is a wonderfully presented five bedroom detached property and has been a loved family home for many years.

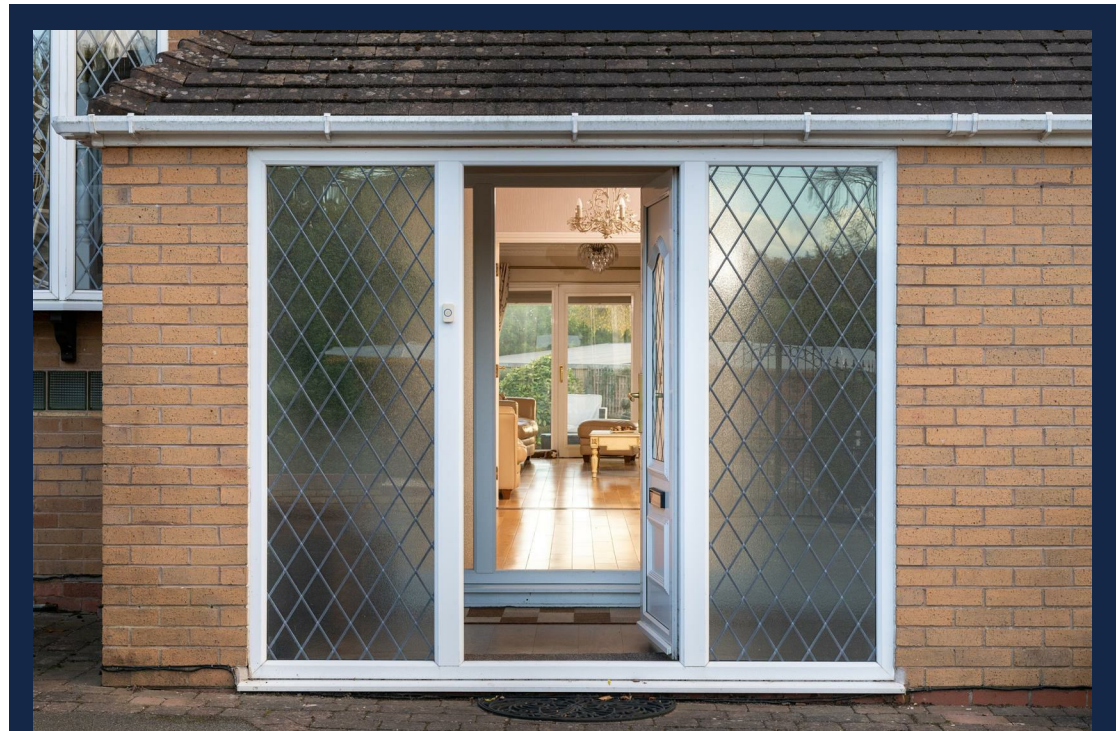
Upon approach through the gated driveway entrance, you are greeted by a large porch and entry hall, currently used as a snug with its beautiful oak feature fireplace, dining room, living room and a generously sized lounge. The open plan kitchen into the sunroom provides views of the lovely garden and with the double doors into the lounge, this space is ideal for families and hosting. In addition, there is a laundry room, downstairs w.c. and office space for those who work from home.

The upstairs accommodation offers four bright and airy bedrooms, the main with ensuite bathroom, and a further house bathroom with separate w.c.

Underhill provides versatility to its residents; the bonus of a self-contained one-bedroom annexe with its own separate entrance accommodates various needs and could be used for family and friends, multigenerational living or older children looking for some independence.

The village of Clent is popular with residents who enjoy a peaceful setting and being outdoors- the National Trust Clent Hills are just a couple of minutes' walk from the property and there are ample countryside walks and public footpaths to appreciate. Clent also benefits from various pubs and eateries, a local volunteer ran shop at the village hall, a primary school with nursery and two high schools in the neighbouring village of Hagley. For commuting, the local motorway network links are just a short drive away and Hagley village train station provides direct links to Birmingham and Worcester.

This is a rare opportunity to purchase a substantial family home with an annexe in the Clent countryside and not one to be missed. Viewings are by appointment through our Hagley branch.













### Approach

Approached via electric gated driveway with raised gravel borders, gate to side for access to the garden and door through to the porch. The annexe can also be accessed via its own door from the driveway.

### Porch

With obscured windows to front, wood flooring and door through into the entry hall.

### Entry 12'5" max x 14'1" max (3.8 max x 4.3 max)

With central heating radiator, wood flooring and beautiful large feature fireplace with log burner and oak panelled back wall. There are glass double doors through into lounge, dining room and lobby.

### Dining Room 9'2" max x 20'8" max (2.8 max x 6.3 max)

With double glazing window to front, central heating radiator and wood flooring throughout. There is a further decorative window through into the entry hall and door leads through into the snug.

### Snug 8'6" x 19'4" (2.6 x 5.9)

With double glazing window to front, central heating radiator and door through into the utility with obscured double glazing window through.

### Utility 8'6" x 6'6" (2.6 x 2.0)

With double glazing window to rear with door out to patio, central heating radiator and tiled flooring. There are fitted wall and base units with worksurface over, stainless steel sink with drainage and space and plumbing for white goods.

### Kitchen 16'0" max 8'2" min x 22'7" max 8'10" min (4.9 max 2.5 min x 6.9 max 2.7 min)

With sky lantern overhead, bifolds out to the rear and wood flooring throughout with underfloor heating. There are a variety of fitted wall and base units with granite worksurface over and matching breakfast bar, one and a half bowl stainless steel sink with drainage, gas hob with extractor fan over and integrated fridge freezer, oven, grill and microwave. This space offers ample room for either living or dining furniture and glass door leads through to the annexe.

### Living Room 22'3" max 9'2" min x 23'11" max 8'2" min (6.8 max 2.8 min x 7.3 max 2.5 min)

With double glazing window to rear, doors out to the garden and further glass door through into the kitchen. There are three central heating radiators, wood flooring and feature fireplace with oak beam mantle and log burner.









#### Lobby

With central heating radiator, wood flooring and stairs to the first floor landing. Doors lead to:

#### Study 9'2" x 5'10" (2.8 x 1.8)

With double glazing window to front, central heating radiator and wood flooring throughout.

#### W.C.

With tiled flooring and half walls, fitted vanity sink with storage and low level w.c.

#### Boiler Room

With access to the boiler and mega flow.

#### First Floor Landing

With double glazing window to front, airing cupboard for storage and access to the loft via hatch. Doors lead to:

#### Bedroom One 11'5" x 15'5" (3.5 x 4.7)

With dual aspect double glazing windows to side and rear, central heating radiator and ample fitted wardrobes for storage with hanging rails, drawers and cupboards. Door leads through to the ensuite.

#### Ensuite

With obscured double glazing window to side, heated towel radiator and tiling to half walls. There is fitted vanity unit with sink, low level w.c., bath with hand held shower and separate shower cubicle.

#### Bedroom Two 12'5" x 11'9" (3.8 x 3.6)

With two double glazing windows to front and central heating radiator.

#### Bedroom Three 9'6" max x 15'5" max (2.9 max x 4.7 max)

With double glazing window to side and central heating radiator.

#### Bedroom Four 6'6" x 14'1" (2.0 x 4.3)

With double glazing window to rear and central heating radiator.

#### House Bathroom

With two obscured double glazing windows to rear and heated towel radiator. Pedestal sink, fitted corner jacuzzi bath and separate corner shower cubicle.



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W.C.

With obscured double glazing window to rear, wood effect tiled flooring and w.c.

Annexe- Entry

With coat cupboard, door through to kitchen and bathroom.

Annexe- Shower Room

With obscured double glazing window to side, chrome heated towel rail and tiling to floor and walls. There is a pedestal sink, w.c. and shower cubicle.

Annexe- Kitchen 7'6" x 11'9" (2.3 x 3.6)

With double glazing window to side, central heating radiator and wood flooring. There are various fitted wall and base units with work surface over, one and a half bowl stainless steel sink with drainage and integrated fridge, oven and hob with extractor fan over. Door leads through into the living room.

Annexe- Lounge 7'6" x 10'9" (2.3 x 3.3)

With door to side, central heating radiator and wood flooring throughout. Door leads through into the bedroom.

Annexe- Bedroom 11'5" x 8'6" (3.5 x 2.6)

With sliding double glazing doors to rear, central heating radiator and wood flooring throughout. Internal door gives access to the main house kitchen.

Garden

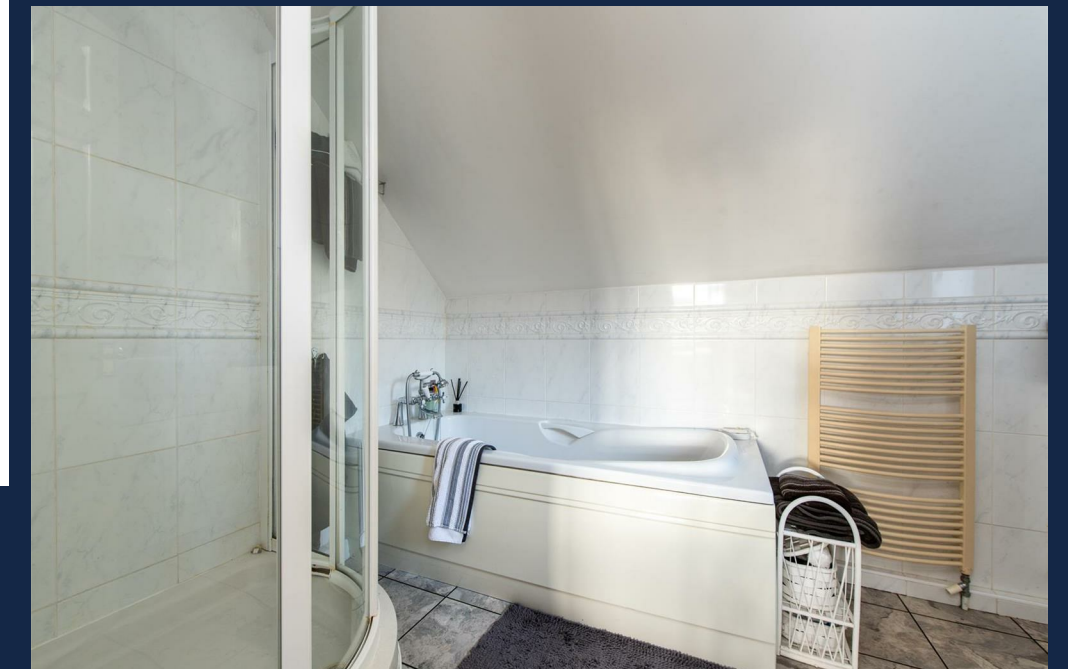
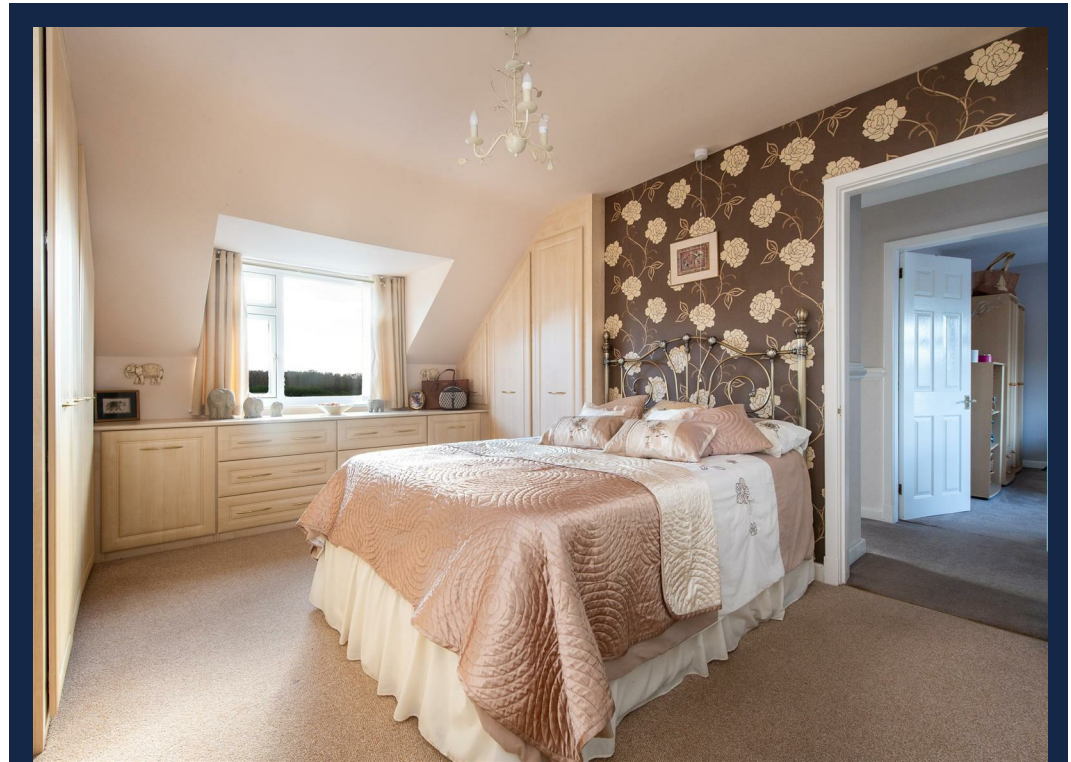
With gravel and paved patio offering ample room for seating, large well maintained lawn and raised decking area. There are various planter beds, mature shrubs, shed for storage and established borders with fence panels. For access, there is a gate to the rear for access to Violet Lane and pathway to the side of the property leading to the front.

Garage 16'8" max 12'9" min x 17'4" max 14'1" min (5.1 max 3.9 min x 5.3 max 4.3 min)

With two obscured windows to the side, up and over garage door, space for white goods and door into the woodstore with access to the boiler.

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 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.







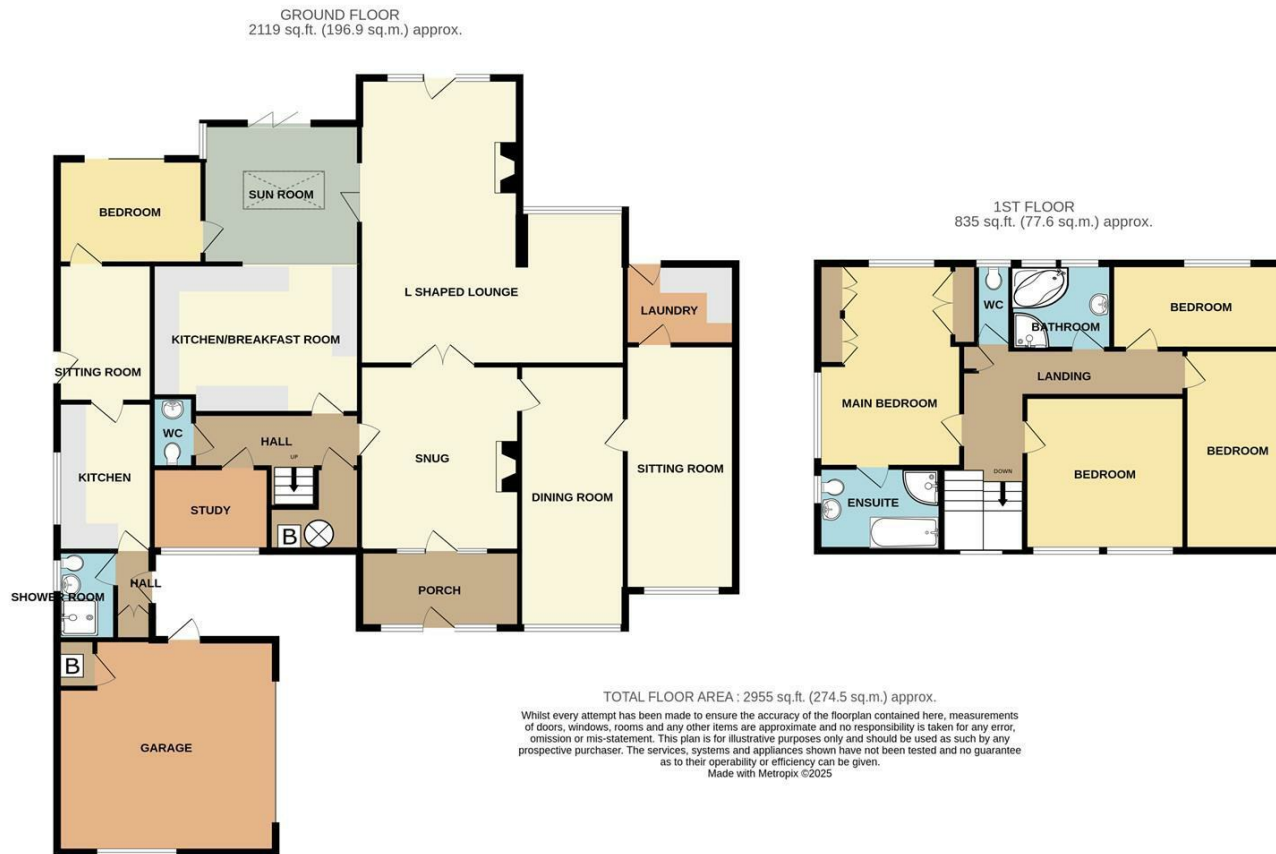












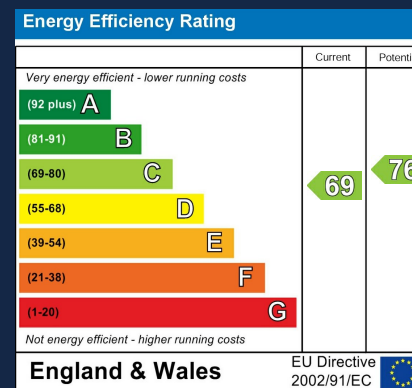
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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