



Odnall Lane, Clent, Stourbridge, DY9 9PP

welcome to

Odnall Lane, Clent, Stourbridge

A beautifully presented three bedroom cottage in the heart of Clent, offering countryside walks, a private garden, double garage and parking, within Haybridge High School catchment and close to Hagley and Belbroughton villages, this charming home combines peaceful village living with modern comfort.

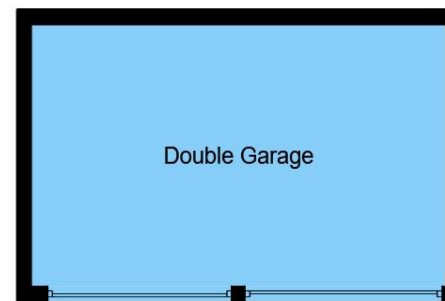




Ground Floor



First Floor



Garage

Agent Note

Access To Property

Entrance Porch

W/C

Lounge

16' 3" x 11' 5" into recess. (4.95m x 3.48m into recess.)

Dining Room

16' 9" x 11' 6" into recess. (5.11m x 3.51m into recess.)

Kitchen

14' 9" x 7' 3" (4.50m x 2.21m)

Utility Area

Landing

Bedroom One

13' 3" x 10' 11" into recess. (4.04m x 3.33m into recess.)

En-Suite

Bedroom Two

13' 8" x 9' 9" (4.17m x 2.97m)

Bedroom Three

10' x 9' 3" plus recess. (3.05m x 2.82m plus recess.)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Odnall Lane, Clent, Stourbridge

- IDYLIC CLENT LOCATION
- SURROUNDED BY COUNTRYSIDE
- THREE BEDROOM COTTAGE

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£575,000



Please note the marker reflects the
postcode not the actual property

view this property online shipways.co.uk/Property/HAG105948



Property Ref:
HAG105948 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01562 886633



Hagley@shipways.co.uk



123 Worcester Road, Hagley, HAGLEY, West
Midlands, DY9 0NG



shipways.co.uk