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1 Church Row Cottages
Vine Lane, Clent

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1 Church Row Cottages, Vine Lane, Clent, DY9 9PH

A unique and truly delightful double fronted period cottage with 3 double bedrooms, dining kitchen, 2 reception rooms and garden plus parking.

Available to purchase with no upward chain.

Potentially suited to a professional couple and located within the Clent conservation area, this lifestyle property occupies a unique, individual village location it is just a short walk to The Vine public house, an Indian restaurant and a slightly further walk to The Bell and Cross village pub. Located within the Clent Hills, which are excellent for walking and outdoor pursuits with fabulous panoramic views from the top.

It is ideally located for the commuter with easy access to the motorway network at junctions 3 and 4 of the M5 motorway along with train stations in Hagley, Stourbridge and Blakedown.

With Gas fired central heating and double glazing, the property is located slightly elevated above the lane with shared driveway access and to the front, shared pedestrian access with blue brick paving directly from the lane itself.

Most people are likely to approach from the rear from the parking area and via the rear garden.



The accommodation comprises in more detail, canopy porch with stable front door leading to inner hallway with parquet flooring, small under stairs cupboard and staircase to first floor.

An inglenook fireplace is a feature of the lounge with its original beam ceiling, dual aspect, parquet flooring and stable door which forms the front door to the cottage.

The second reception room has been used previously as a study, but could provide a compact dining room again with parquet flooring and exposed beam ceiling.

There is a guest cloakroom with low level WC and wash basin. The cottage was extended in later years and this provides the current dining kitchen, a fairly spacious room with oak finish units, integrated oven, hob and hood and space for appliances which could be included if necessary in the sale. Quarry tile floor, inset sink and French doors to the rear garden.

At first floor level the landing features exposed brickwork to the staircase which is a nice feature. The master bedroom has dual aspect, windows and velux window together with part vaulted ceiling.



Bedroom 2 is a dual aspect room with vanity wash basin, small cupboard into the roof space and airing cupboard plus linen cupboard.

Bedroom 3 is also a double room with fireplace, part vaulted ceiling and vanity wash basin.

There is a house bathroom with bath having electric shower over and shower screen, wash basin and WC with walls being part tiled together with a tiled floor.

The rear garden comprises a patio area and inset stepping stones leading to the parking area.

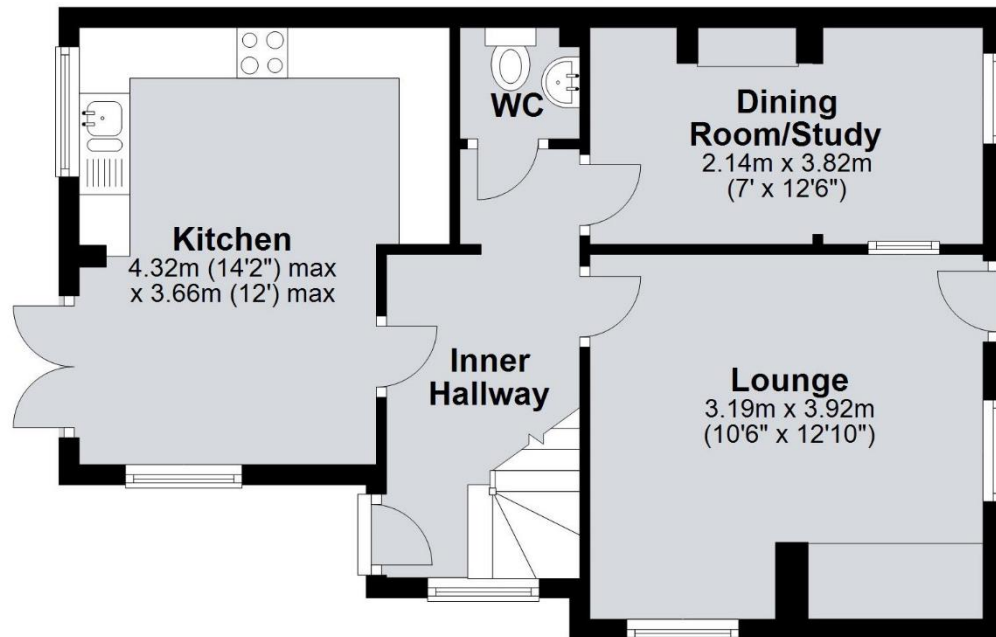
There is provision for 2 parking spaces in the communal parking area.



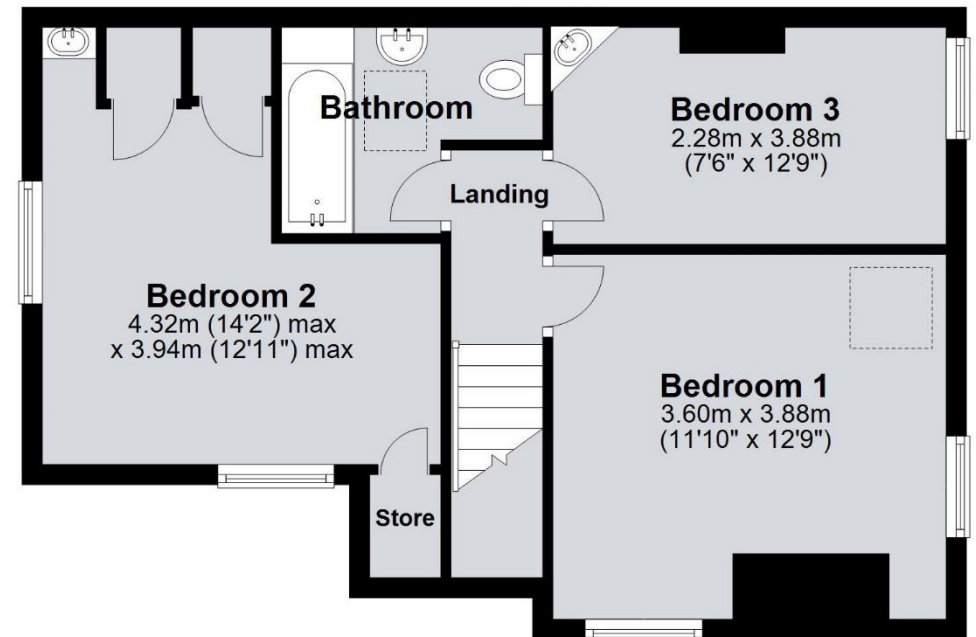
FLOOR PLANS

Approximate Gross Internal Floor Area:
Ground Floor: 47sq m, 506sq ft
First Floor: 46sq m, 495sq ft

Ground Floor



First Floor





ENERGY EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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