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# 4 Clent Cottage

Clent



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#### 4 Clent Cottage, Odnall Lane, Clent, DY9 9PW

A 3 bedroom ground floor apartment offered with no upward chain at this fabulous rural location.

Although in need of some redecoration and with scope for updating this is a real lifestyle property located at the foot of the Clent Hills with breath taking views, excellent walks, ideal for those with equestrian interests and a real escape from city living. It is ideally suited for the commuter with easy motorway access at junction 4 of the M5 motorway and good commuting to Birmingham, the West Midlands conurbation, Worcester and Kidderminster.

The train station of Hagley provides direct services to Birmingham, Worcester and connects to London. The property is quite unusual in that it offers 3 bedrooms and there is also a walk in wardrobe or study.

Situated within attractive communal grounds with car parking the development is approached by way of a driveway with bridge over a stream. There is a communal entrance hall, and telephone intercom to the main front door for security.

The door to the apartment leads to a central hall, compact living room with bay window having dual aspect, kitchen with a range of fitted units, stainless steel single drainer inset sink and bow window together with condensing boiler for the central heating and hot water.



There is a house bathroom with bath having shower over, wash basin and WC together with tiled floor.

The master bedroom has the benefit of an en-suite shower room with shower, wash basin and WC. The second bedroom is also a double room with projecting square window and there is a third bedroom/ potential study/ home office. There is also a walk in wardrobe / store.

Tenure: Leasehold

The service charge is understood to be in the region of £200 per month. The lease is at a peppercorn for 999 years from 28<sup>th</sup> February 2003 initially with approximately 977 years remaining.

Council tax: C

EPC: C

Construction rendered brick and pitched roof to majority

Broadband/mobile availability: <https://checker.ofcom.org.uk>

Services: Gas, electric, mains water and drainage





In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. **A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits)** for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.







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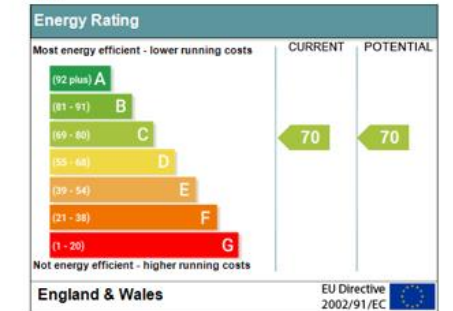
**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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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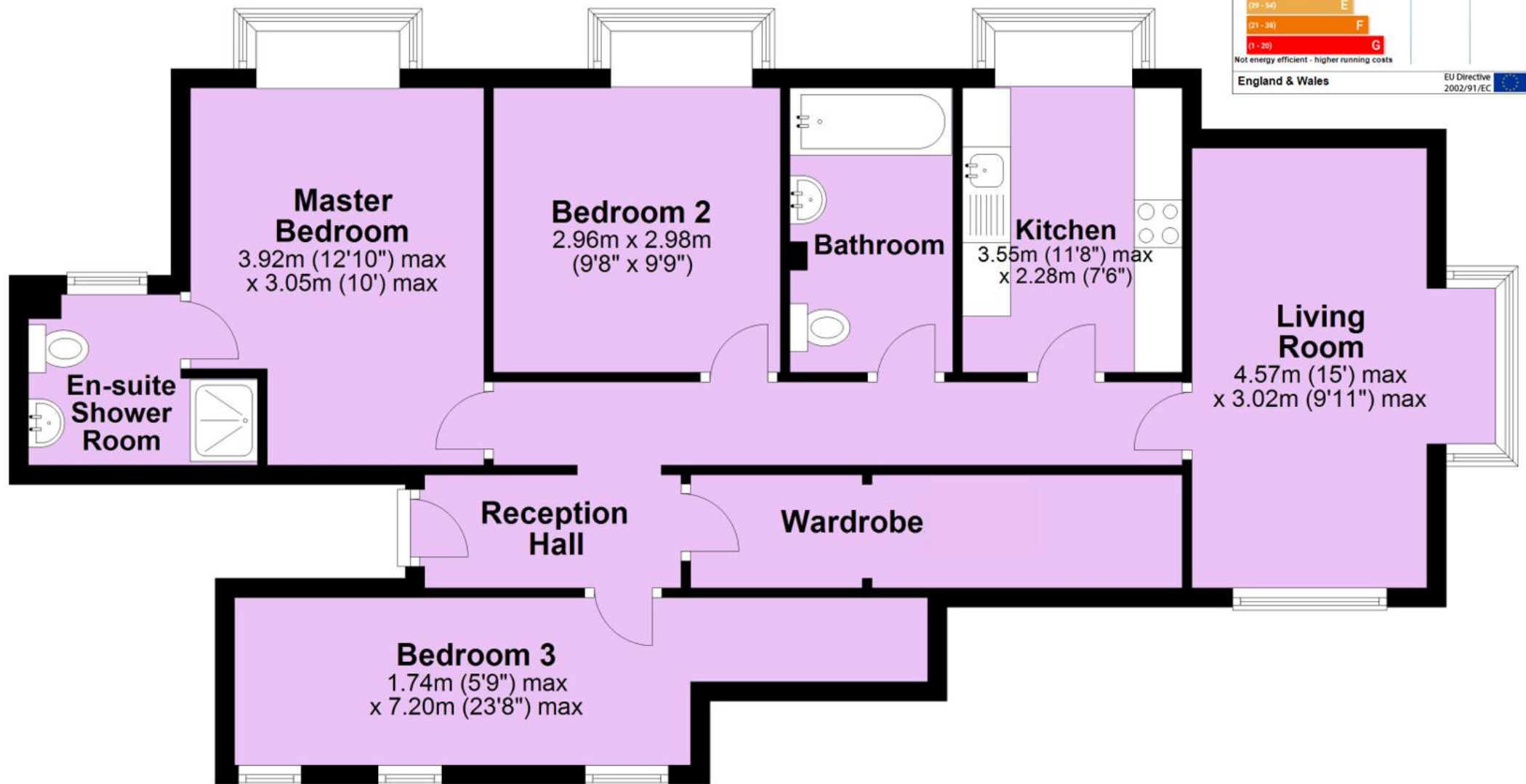


Approximate Gross Internal Floor Area:  
Ground Floor: 80sq m, 861sq ft

Address: 4 Clent Cottage, Odnull Lane, Clent, STOURBRIDGE, DY9 9...  
RRN:



## Ground Floor







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**SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

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