



LexAllan
Grove *Village*

...doing things differently

Rock Cottage, Holy Cross, Clent DY9 9QD

Guide Price £720,000

Three bedroom family home in the heart of Clent!

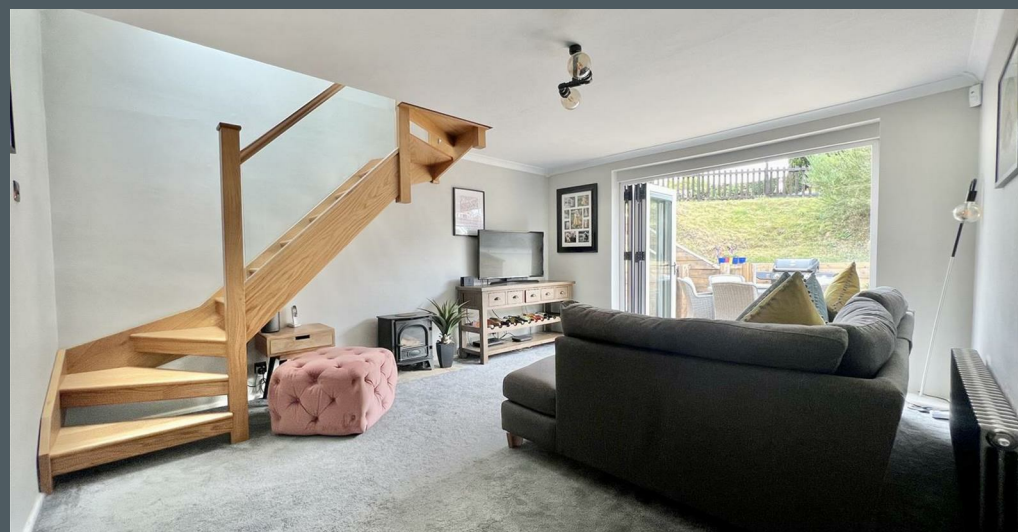
This charming, beautifully presented period home set in the well-known village of Clent, has been refurbished and extended to a high standard, combining a perfect blend of period features and contemporary living.

Rock Cottage is ideally for those wishing to be close to urban civilisation, yet within easy reach of the ever-popular National Trust Clent Hills. The nearby villages of Hagley and Belbroughton are within easy reach and offer excellent pubs and restaurants, with the additional benefit of excellent primary and secondary schools.

The property comprises of an enclosed porch, large lounge, kitchen diner and downstairs WC. The split-level landing gives access to the family room, three excellently sized bedrooms, a further loft space currently being used as a fourth bedroom and family bathroom. The outside space gives the property its 'WOW factor', with a secluded patio area and steps leading to just under an acre of land, with outdoor summer house having fully functioning shower room and decking surround. The finishing touches include bespoke shutters and feature radiators adding charm and beauty to this family home. This property is certainly not one to be missed! EPC=E EJ 13/9/22 V1







Approach

Via stone chipped driveway with block paved gated foot entrance giving access to garden. Front door leading to:

Porch

Double glazed window and door to front, enclosed porch with solid wood flooring and central heated radiator.

Downstairs W.C.

Double glazed window to side, central heated radiator, solid wood flooring, tiling to half wall, low level w.c. and wash hand basin.

Lounge 29'6" x 9'6" (9 x 2.9)

Double glazed windows to side, skylights, and door giving access to garden, central heated radiators, solid wood flooring, fitted storage and cupboard housing machine and feature log burner. One step leading into kitchen dining space and further steps up to split level landing

Kitchen Dining 26'2" x 9'6" (8 x 2.9)

This adaptable living spaces offers the perfect heart to a family home with double glazed windows to side, split into two levels with underfloor heating, ceramic tiling to floor, fitted base units with solid wood work surface over, Belfast sink with mister tap and tiling to splashback, integrated fridge, freezer and dishwasher, five ring gas range master with electric ovens and extractor fan over.

Split Level Landing

With two landing areas giving access to rear of property and doors radiating to:

Family Room 14'9" x 12'9" (4.5 x 3.9)

Double door entrance, solid oak staircase with glass leading to bedroom two, double glazed bifold doors giving access to patio and garden, central heated radiator and gas fire.

Loft Room/ Bedroom Four 6'6" x 12'9" max 7'6" min (2 x 3.9 max 2.3 min)

Double glazed apex window to side and skylights, central heated radiators and fitted storage. Agents note: restricted head height. Please further note that the room is currently being used as a fourth bedroom. Note the agent has not seen any building regulations or planning as we are advised this was not required at the time by the current owners.

Bedroom One 9'10" x 14'9" (into wardrobe) (3 x 4.5 (into wardrobe))

Double glazed windows to side, central heated radiator, fitted wardrobes.

Bedroom Two 9'10" max 6'6" min x 11'5" max 9'10" min (3 max 2 min x 3.5 max 3 min)

Double glazed window to side, central heated radiator, access to loft.

Bedroom Three 6'6" max 3'3" min x 11'1" max 9'10" min (2 max 1 min x 3.4 max 3 min)

Double glazed window to side, central heated radiator.





Family Bathroom 8'6" x 5'10" (2.6 x 1.8)

Double glazed obscured window to side, underfloor heating, tiling to walls and floor, vanity wash hand basin and low level w.c., fitted shower cubicle with drench head over and free standing claw foot bath. Access to large storage cupboard housing boiler.

Garden

Large plot of land, with a selection of different seating areas including a lower patio area with steps leading up to an extensive lawn giving access to summerhouse. The garden has beautiful views and offers a great space for entertaining.

Summer House 12'9" x 18'8" max 15'1" min (3.9 x 5.7 max 4.6 min)

Double glazed windows to side and front with double doors opening out onto decking with lighting, wood effect flooring, elevated space with ladder access, separate w.c and shower room, outdoor electric points.

Tenure

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 E.

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, Lex Allan Grove reserves the right to obtain electronic verification.

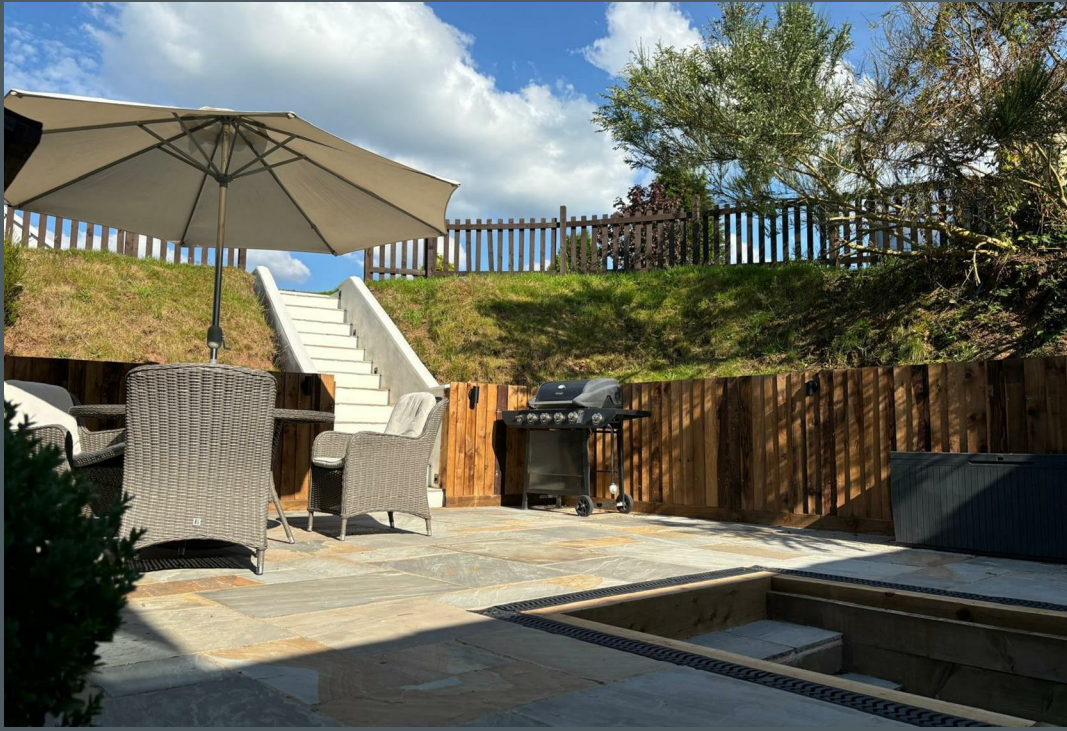
Referral Fee's

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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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.



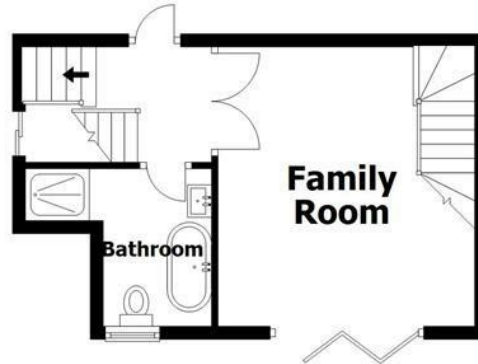




Ground Floor



Split Level Ground Floor



First Floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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**LexAllan
Grove**

local knowledge exceptional service

Our Community Partners

One of the appealing features for people moving into Hagley or one of the surrounding villages of Clent, Belbroughton, Blakedown or Churchill, is the great sense of community that is immediately apparent throughout the area.

This community spirit is particularly noticeable in the local business community and Lex Allan Grove Village is proud to be associated with a number of the businesses and organisations in the area...

...here's just a few of them



Destina by Good Travel - dedicated travel experts



fig & favour - modern food emporium



Hagley Bridal Studio - exceptional service



Our PlaiCe - award-winning fish & chips



Paddocks - choice cuts from the choice of villagers



Robinson & Sproson - professional eye care



West Hagley Football Club Under 13s in their new Lex Allan Grove Village shirts



The Vine Inn, Clent - a favourite local haunt



Hagley Train Station

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