



**LexAllan**  
**Grove** *Village*

*...doing things differently*

**Little Acre, Belbroughton Road, DY9 9RA**

*Guide Price £850,000*

Little Acre, a fabulous property sitting proudly on the desirable Belbroughton Road in the heart of Clent, was built in 1924 to the highest specification for the Village Doctor, his family and provided a linked surgery area. The space that was used as the surgery is now being used as the excellent addition of an annexe to this impressive five bedroom family home, perfect for multi generation living or work from home business space.

The Village of Clent boasts various eateries, reputable local schooling at primary level, the local volunteer run shop 'Clent Connect' and multiple outdoor pursuits to include the Clent cricket ground opposite the property and the National Trust Clent Hills. The Bell and Cross, one of the favourite local eateries is a perfect venue for exceptional food all year round is a stone's throw away. The Clent Club, just off Pool Furlong, is lovely for an evening drink during the summer months and only a short walk away.

The nearby Village of Belbroughton provides access to the doctors surgery, shop with post office, a hairdressers, and a small deli with a café. Further additions include the Belbroughton Working Men's Club and two popular public houses.

This charming address, at just over 3200sq ft, comprises of a magnificent entrance hall with sweeping staircase and cosy seating area with log burner, three well proportioned reception rooms, a lovely kitchen following through to the sun room and access to the annexe. Upstairs, accessed via the stunning gallery landing, you will find four good sized bedrooms, the main with ensuite and the family bathroom. Stairs on the first floor lead to the fifth bedroom, which could also be a perfect space for an office for those looking to work from home . The wrap around garden provides ample opportunity to catch the sun, with various lawns, planting beds and a lovely terraced patio area to sit out on and admire the grounds this characterful property sits on.

EJ 17/4/24 EPC=E







## Approach

Approached via pathway through beautiful gardens with lawned area and privacy hedging. Driveway and separate access into annexe are also available.

## Porch 5'6" x 4'7" (1.7 x 1.4)

With sash window, original quarry tiling to floor and step up to entry hall.

## Entry Hall 25'11" max x 14'1" max (into stairs) (7.9 max x 4.3 max (into stairs) )

Accessed via porch with window to front, two central heating radiators and feature corner fireplace with log burner. With large sweeping staircase leading to first floor.

## Dining Room 16'4"/22'11" max x 16'0" min x 13'9" (5/7 max x 4.9 min x 4.2)

With bay window to front, single glazing window to side and two central heating radiators. With feature panelling to walls and traditional serving hatch.

## Living Room 17'0" max 19'4" max (5.2 max 5.9 max)

With sash bay window to front and side, three central heating radiators and stone feature fireplace with raised hearth and working fire.

## Morning Room 12'5" max x 12'9" max (3.8 max x 3.9 max)

With sash window to side, central heating radiator and fitted storage.

## W.C 7'6" x 4'7" (2.3 x 1.4)

With part obscured window to rear, central heating radiator, low level w.c and sink basin.

## Pantry 7'6" max 4'7" min x 5'2" max 3'3" min (2.3 max 1.4 min x 1.6 max 1.0 min)

With sash window to rear, wooden flooring and built in storage.

## Larder 3'11" max 2'7" min x 4'3" min 9'6" max (1.2 max 0.8 min x 1.3 min 2.9 max)

With sash window to rear and fitted shelving.

## Kitchen 13'1" x 15'1" max 12'1" min (4.0 x 4.6 max 3.7 min)

With double glazing internal door and window into conservatory and central heating radiator. Featuring a variety of fitted wall and base units with quartz work surface over and tiling to splashback. One and a half bowl sink with drainage, AEG cooker with four ring electric hob and extractor fan over. Space and plumbing for white goods.

## Utility 9'6" x 8'10" (2.9 x 2.7)

With sash window to side and rear, central heating radiator and door out to garden. Fitted wall and base units with worksurface over, sink with drainage and space and plumbing for white goods.

## Sun Room 12'9" x 13'5" (3.9 x 4.1)

Accessed via kitchen. With double glazing windows surrounding, door out onto garden and tiling to floor with underfloor heating.













### Storage Cupboard

Traditionally used as the service stairs when originally built.

### Cellar 18'4" max 15'8" min x 13'5" (5.6 max 4.8 min x 4.1)

Accessed via door and stairs down, providing access under flooring throughout and housing gas fired central heating boiler.

### Gallery Landing

With sash window to rear, two central heating radiators, curved solid oak sweeping staircase and built in storage cupboards. Doors leading to

### Main Bedroom 14'1" max 13'9" min x 18'8" max 16'8" min (into wa (4.3 max 4.2 min x 5.7 max 5.1 min (into wardrobe a)

With large bay window to front and window to side. Two central heating radiators, fitted storage and door into ensuite.

### Ensuite 14'1" max x 9'6" max (4.3 max x 2.9 max)

With sash window to side, central heating radiator and tiling to walls. Large walk in shower and separate sunken bath. Vanity unit with his & hers sinks and separate w.c.

### Bedroom Two 19'0" max x 17'4" max (5.8 max x 5.3 max)

With bay window to front, two central heating radiators and fitted storage.

### Bedroom Three 14'1" x 14'1" max 12'5" min (4.3 x 4.3 max 3.8 min)

With large sash window to side, central heating radiator, feature fireplace and fitted storage.

### Bedroom Four 8'10" x 8'6" (2.7 x 2.6)

With window to front and central heating radiator.

### Bathroom 9'6" x 6'10" (2.9 x 2.1 )

With obscured sash window to rear, central heating radiator and large corner bath with shower overhead. Pedestal wash basin and fitted storage.

### W.C 5'6" x 4'3" (1.7 x 1.3)

With sash window to side, central heating radiator and low level w.c.

### Office Space 4'11" x 10'5" (including staircase) (1.5 x 3.2 (including staircase) )

With stairs up to second floor.

### Bedroom Five 15'8" max 6'2" min x 11'5" max 5'6" min (4.8 max 1.9 min x 3.5 max 1.7 min)

With window to rear and fitted storage.

### Garden

With steps down from house, large patio and wrap around lawn areas, established borders and secure hedging surround. Various planting beds and large vegetable patch.

### Vegetable Store 7'2" x 5'6" (2.2 x 1.7)

With door for access and ample room for storage.

### Log Store 5'6" x 2'7" (1.7 x 0.8)

With door for access.

### Potting Shed 4'11" x 8'2" (1.5 x 2.5)

With ample shelving for storage.

### Garage 8'6" min 12'1" max x 16'0" min 28'6" max (2.6 min 3.7 max x 4.9 min 8.7 max)

With roller garage doors, lighting and electricity points and double doors at rear for access.







## **Annexe**

Access via the main house or by separate entrance to the side.

## **Annexe- Hallway**

With sash window to rear and steps down to bedroom and workshop.

## **Annexe- Workshop 7'10" x 10'2" (2.4 x 3.1)**

With sash window to front, central heating radiator and access to loft via hatch.

## **Annexe- Games Room/Office 11'9" x 18'8" (3.6 x 5.7)**

With sash window to front and side, two central heated radiators and fitted Belfast sink.

## **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.

## **AGENT NOTE**

Prior to marketing the home the vendors have had produced a structural report which is available to view on request. In 1981 the property underwent underpinning due to drain damage from tree roots .

## **Council Tax Band**

The council tax band is F

## **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 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.

**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 do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan 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. 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 or whether they are year 2000 compliant.

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

129 Worcester Road, Hagley, Worcester, DY9 0NN

hagley@lexallanandgrove.com

01562 270270

www.lexallanandgrove.com

**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*

*...doing things differently*

BASEMENT

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2023

**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 do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan 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. 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 or whether they are year 2000 compliant.

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

129 Worcester Road, Hagley, Worcester, DY9 0NN

hagley@lexallanandgrove.com

01562 270270

www.lexallanandgrove.com

**LexAllan  
Grove**

local knowledge exceptional service