



# The Granary

Welcome to The Granary, a stunning character property full of charm and traditional features. The overhead beams, large focal point fireplace, tiled floors and oak staircase have been meticulously looked after to maintain the feel of the home.

Located on the Bromsgrove Road in Clent, The Granary is just a short walk from the central village of Clent and offers access to pubs, schooling at nursery and primary level along with the volunteer ran village shop called Clent Connect.

The neighbouring villages of Belbroughton and Hagley are a quick drive away and provide access to GP surgeries, a dentist, opticians, pharmacy, post office, various shops and eateries.

The property consists of a large living room with traditional overhead beams and open fireplace with log burner for cosy evenings, dining room with doors out to the gravel courtyard and farmhouse style kitchen with tiled floor and stable door. Upstairs you will find the four bedrooms, two with ensuite bathrooms and a further family bathroom.

The garden space on offer provides owners with a private walled courtyard garden, along with a further shared outdoor area. A standout feature of this property is the three acre paddock to the rear with established stable block, perfect for those looking for equestrian land or as extra garden for families with children!

There is a gravel driveway at the front of the property with parking for two vehicles, along with further resident parking to the side, ideal for when guests visit.

Viewings are by appointment only and are highly recommended.







### Approach

Approached via shared driveway with two allocated parking spaces and private driveway with a further two spaces. The property is accessed via gate through the walled courtyard garden and also via pathway to the side.

Living Room 20'0" max 17'0" min x 16'0" max 2'3" min (6.1 max 5.2 min x 4.9 max 0.7 min)  
With two double glazing windows to side and door out the garden. There are two central heating radiators, overhead beams and large open fireplace with brick surround, wood beam mantle and log burner. Glass double doors lead through into the dining room.

Dining Room 17'4" max 12'9" min x 16'8" max 7'2" min (5.3 max 3.9 min x 5.1 max 2.2 min )  
With double glazing window to the side and door out to a shared courtyard garden. There are two central heating radiators, wood flooring throughout and beams overhead along with staircase to the first floor landing with two understairs storage cupboards. Door leads to the kitchen and further door gives access to the w.c.

### W.C

With chrome heated towel radiator, tiling to half walls and wood flooring. There is a hand wash basin and w.c..

Kitchen 14'1" x 16'0" (4.3 x 4.9)

With double glazing window to side and door and window to rear, central heating radiator and quarry tiling to floor. Featuring various fitted wall and base units with granite worksurface over, Belfast sink with drainage and a further one and a half bowl sink with drainage. There is space for a large range cooker with extractor fan over, along with an integrated oven and grill with four ring hob and space and plumbing for white goods.

### First Floor Landing

With double glazing window to side, two central heating radiators and wood beams overhead. There is access to the large loft space via hatch, large airing cupboard and doors lead to:

Bedroom One 14'5" x 10'9" (4.4 x 3.3)

With double glazing window to rear, skylight to side and two central heating radiators. There is also access to the loft via hatch and door leads through to the ensuite bathroom.

### Ensuite

With skylight to side, chrome heated towel radiator and tiling to floor and walls. There is a pedestal sink, w.c. and P shaped jacuzzi bath with drench head shower over.





Bedroom Two 12'9" x 7'10" (3.9 x 2.4)

With double glazing window and skylight to side, central heating radiator and wood flooring. There are fitted wardrobes for storage and door leads through into the ensuite shower room.

Ensuite

With skylight to side, chrome heated towel radiator, tiling to half walls and wood flooring. There is a large floating hand wash basin, w.c. and shower cubicle.

Bedroom Three 11'9" max x 15'8" max (3.6 max x 4.8 max)

With double glazing window to front, skylight to side and two central heating radiators. There are oak beams overhead and fitted wardrobes for storage.

Bedroom Four/ Study 12'5" max x 8'10" min x 6'2" max x 4'7" min (3.8 max x 2.7 min x 1.9 max x 1.4 min )

With double glazing window and skylight to side, central heating radiator and beams overhead.

Bathroom

With skylight to side, central heating radiator and tiling to half walls. There is a pedestal sink, w.c. and fitted bath.

Courtyard Garden

With paved patio areas for seating, a raised pond and gate to side for access to the shared courtyard.

Land

Accessed via gate from the shared driveway. A fabulous multi-use space with stable block, greenhouse, mature vegetable patch and woodland area leading through to the large field with established borders.

Tenure - Freehold

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 G.





### 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, Grove Properties Group 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 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.



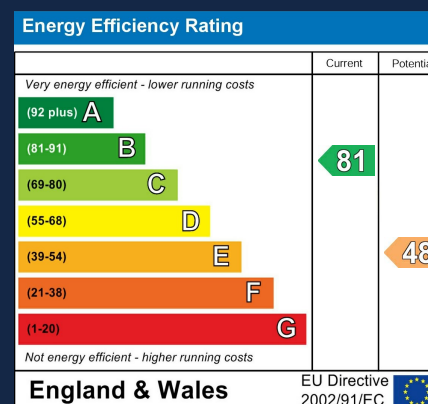


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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



# Grove.

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