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Hillcrest, Odnall Lane, Clent, DY9 9PP

Guide Price £795,000

Hillcrest

Grove Properties Group are delighted to present Hillcrest, a truly unique character property built in 1854 and positioned on Odnall Lane in Clent. Having originally been built as a charming holiday home, its current custodians have endeavoured to maintain its character and history, whilst ensuring that essential upgrades have been made to suit modern living.

With the accommodation established across four floors, this substantial home is ideal for families looking to make a permanent move to the village of Clent and all that it offers. The National Trust Clent Hills provides many scenic countryside walks and panoramic views across Worcestershire.
For those who enjoy dining out, or a pub pit stop during a long walk, there are various pubs and eateries throughout the village and the volunteer run Clent Connect located in the church hall with a shop and coffee room often holds events, creating the perfect hub to socialise with other village residents. For families with children, Clent Primary School is a popular choice and falls within catchment for the local high schools in the nearby village of Hagley.

Hillcrest briefly comprises a dining room and living room, both benefitting from large bay windows to admire the views and feature fireplaces, a lovely breakfast kitchen looking out onto the garden, four good sized bedrooms, a shower room and bathroom, two w.c.'s and an office space. Downstairs, the basement is sectioned into useful spaces with a laundry room, store area and a large office that could be used as a games room or gym.

Externally, the picturesque garden with mature colourful shrubs, raised wildlife pond and thoughtfully positioned seating areas to enjoy impressive sunsets is a tranquil space to unwind after a long day.

To arrange an appointment to view, please contact our Hagley branch.

Approach
Approached via gated driveway with ample off road parking and steps up to a canopied weather porch with far reaching views over to the Clee Hills. There is a lovely front garden with lawn, various mature shrubs and trees, and a gate to the side through into the garden.

Entrance Hall
With traditional high ceilings, central heating radiator and an oak staircase to the first floor landing. Doors lead through to:

Dining Room 12'1" x 14'1" (3.7 x 4.3)
With bay window to front, central heating radiator and a feature cast iron fireplace with tiled surround.

Living Room 11'9" x 14'1" (3.6 x 4.3)
With bay window to front, central heating radiator and feature fireplace with marble and tiled surround. There are decorative Lincrusta wallpaper panels in an acanthus leaf design, traditional to the property.

Breakfast Kitchen 12'1" x 11'9" (3.7 x 3.6)
With dual aspect windows to the side and rear and door out into the garden. There are a variety of fitted wall and base units with worksurface over, sink with drainage and an integrated fridge. There is also space for a Rangemaster cooker with tiled splashback and extractor fan overhead, along with further space and plumbing for a dishwasher.

W.C.
With window to side, heated towel radiator, w.c. and hand wash basin.

First Floor Landing
With a bespoke sunrise effect stained glass window, central heating radiator and stairs to the second floor landing. Doors lead to:

Bedroom One 12'1" x 12'9" (3.7 x 3.9)
With window to front, central heating radiator, character beams overhead and a bespoke decorative mural.

Bedroom Two 12'1" x 12'1" (3.7 x 3.7)
With window to rear, central heating radiator, character beams overhead and decorative bricked feature wall.

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Shower Room
With Oriel window to front, central heating radiator, hand wash basin and shower cubicle. There is also an airing cupboard for storage.

Study 4'11" x 8'10" (1.5 x 2.7)
With opening through into the bathroom.

Bathroom
With window to front, central heating radiator and clawfoot bath with hand held shower and a tiled splashback.

Second Floor Landing
With storage cupboard and window to the side with access to the fire escape. Doors lead through to:

Bedroom Three 12'1" x 12'9" (3.7 x 3.9)
With window to the front, central heating radiator and two electric heaters. There are character beams overhead and a bespoke fitted storage unit with shelving and clothing rails.

Bedroom Four 14'1" x 12'1" (4.3m x 3.7m)
With window to the rear and access to the loft via hatch. This space is currently being used as an office space and for storage.

W.C.
With obscured window to rear, pedestal sink and w.c.

Basement Hallway
With window to the side, understairs storage cupboard and lighting overhead. Doors lead through to:

Laundry Room 11'9" x 7'6" (3.6 x 2.3)
With obscured window to side, central heating radiator, fitted base unit with sink and space and plumbing for white goods.

Office/ Games Room 12'9" x 12'1" (3.9 x 3.7)
With obscured window to side, house boiler and recess with wood beam mantle.

Store
With window to the front and vaulted brick ceiling.

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Garden
Comprising a curved paved patio area with raised pond, awning, outdoor tap and mature surrounding planter bed, steps up and sloping block paved pathway leading to the first tiered lawn. To the rear of the garden is a mature weeping ash tree and space for a shed for storage. The paved pathway leads through to the second tiered lawn with apple trees, two raised seating areas to enjoy the sunset views and a workshop.

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 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, Grove Properties Group 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

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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.

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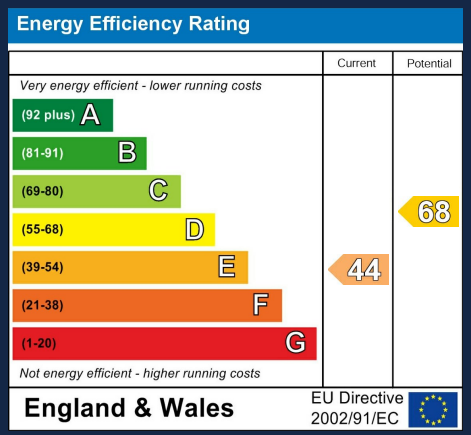
VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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