



# Grove.

FIND YOUR HOME

Rowardennan, Bromsgrove Road, Holy Cross, DY9 9QG

Guide Price £645,000

# Rowardennan

Grove Properties Group is pleased to present this beautiful five bedroom character home of distinction in the heart of Clent Village offering no upward chain. Within walking distance of the local primary school and catchment area for the high schools in the neighbouring village of Hagley, this house is perfect for families looking for their forever home! The village of Clent offers access to local amenities such as the volunteer ran Clent Connect- a popular cafe, shop and community hub.

Rowardennan offers perfect family living for those looking to enjoy the obvious benefits of living in a small but vibrant and some might say one of the prettiest Worcestershire villages around. This home is also near to the popular National Trust Clent Hills for those wishing to enjoy outdoor pursuits yet with an easy reach of urban civilisation. Junction 4 of the M5 is also within close proximity and Hagley train station offering excellent commuter opportunities is nearby.

The home comprises of a welcoming hallway, two excellent sized reception rooms, extended open plan kitchen dining room with utility and downstairs w.c., and a cellar. On the first floor you will find three double bedrooms, one with en-suite shower room and separate family bathroom. The second floor comprises of two further double bedrooms, making this a desirable family home! The garden offers ample patio areas, perfect for entertaining with lawn beyond and established borders. There is a potential for parking to front of property subject to approval, please ask for further details.

Viewings are highly recommended to appreciate this charming family home!







### Approach

Via steps up to front door.

### Hallway

With original tiling to floor, central heating radiator, stairs to first floor and doors radiating to:

First Reception Room 11'10" max 10'6" min x 14'1" max 11'10" min (3.6 max 3.2 min x 4.3 max 3.6 min)

With double glazing bay window to front and central heating radiator. Feature fireplace with solid wood surround and open fire and serving hatch into kitchen.

Second Reception Room 11'10" max 11'6" min x 27'11" max 23'4" min (3.6 max 3.5 min x 8.5 max 7.1 min)

With double glazing sash bay window to front, double glazing bay window to rear, central heating radiator and feature fireplace with gas fire.

Kitchen/Breakfast Room 14'9" max 7'7" min x 21'0" max 8'10" min (4.5 max 2.3 min x 6.4 max 2.7 min)

With double glazing windows to side and skylight, central heating radiator and tiling to floor. Fitted wall and base units with granite work surface over, fitted one and a half bowl sink with drainage and mixer tap. NEFF combination oven and grill with Bosch four ring induction hob and extractor fan over. Integrated microwave and Bosch dishwasher, space for American fridge freezer and step up to:

Dining Room 11'2" max 8'10" min x 15'1" max 11'2" min (3.4 max 2.7 min x 4.6 max 3.4 min)

With double glazing window to side, bifold doors out to patio, skylight, doors leading to rear lobby and utility (Agents note- further recess into walkway not measured).

### Rear Lobby

With double glazing window to rear, door leading to garden, utility and dining room and tiling to floor.

Utility 16'1" max 3'11" min x 8'2" max 5'11" min (4.9 max 1.2 min x 2.5 max 1.8 min)

With tiling to floor, fitted wall and base units with work surface over and fitted sink with drainage. Space and plumbing for white goods, ample cloak storage and shelving, access to loft and door leading to:



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W.C.  
With obscured double glazing window to rear, tiling to floor and splashback, w.c. and wash hand basin.

First Floor Landing  
With double glazing window to rear, large walk in airing cupboard for storage and stairs leading to second floor.

Main Bedroom 12'10" max 11'10" min x 11'10" (3.9 max 3.6 min x 3.6)  
With double glazing sash window to front, central heating radiator and door to en-suite.

En-suite 4'7" max 3'11" min x 9'2" (1.4 max 1.2 min x 2.8)  
With obscured double glazing window to side, chrome central heating radiator and tiling to floor and splashback. Fitted w.c. and vanity wash hand basin with storage and large fitted shower cubicle.

Second Bedroom 12'2" x 13'5" max 10'10" min (3.7 x 4.1 max 3.3 min)  
With double glazing bay window and further windows to rear and central heating radiator.

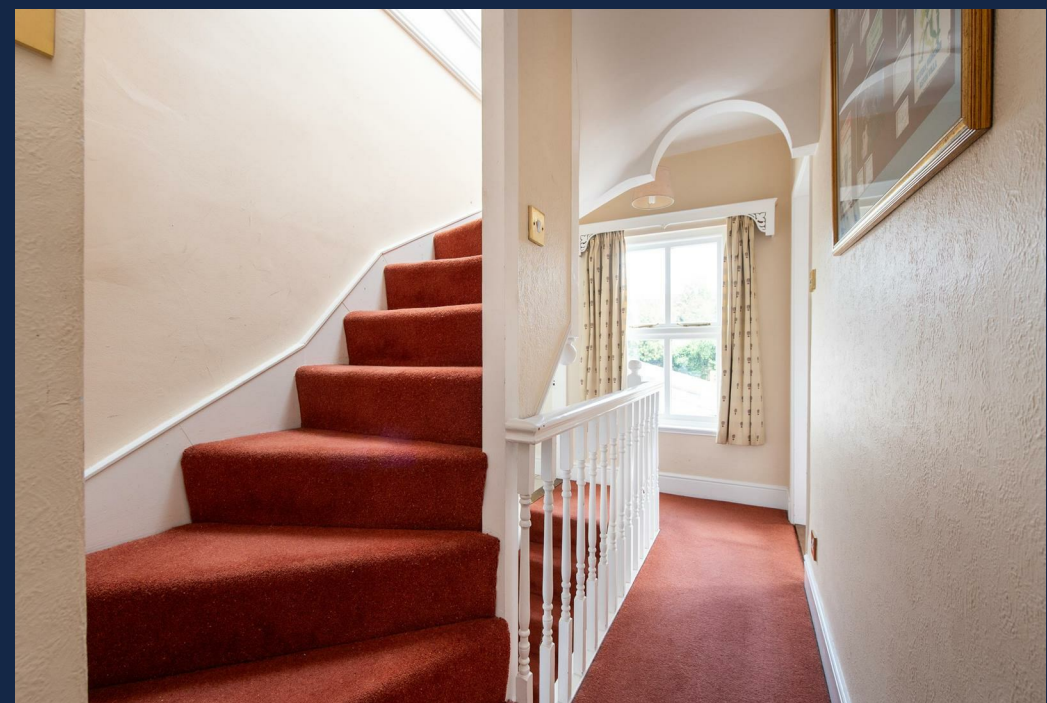
Third Bedroom 11'10" x 11'10" (3.6 x 3.6)  
With double glazing sash window to front and central heating radiator.

Bathroom 9'10" x 6'3" (3.0 x 1.9)  
With obscured double glazing window to rear, chrome central heating radiator and tiling to floor and splashback, w.c., vanity corner wash hand basin unit with storage and fitted bath with shower over.

Second Floor Landing  
With double glazing Velux window to rear, storage cupboard, fitted shelving and doors leading to:

Fourth Bedroom 15'1" max 9'2" min x 14'9" max 4'7" min (4.6 max 2.8 min x 4.5 max 1.4 min)  
With two double glazing Velux to rear, two central heating radiators and storage in eaves.

Fifth Bedroom 11'10" x 15'1" (3.6 x 4.6)  
With two double glazing Velux window to rear, central heating radiator and storage in eaves. ( Agents note- restricted head height).







#### Garden

With paved patio area to side and rear, established borders and steps up to lawn area.

#### Council Tax Band

Council tax band is F.

#### 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.

#### Money Laundering Act

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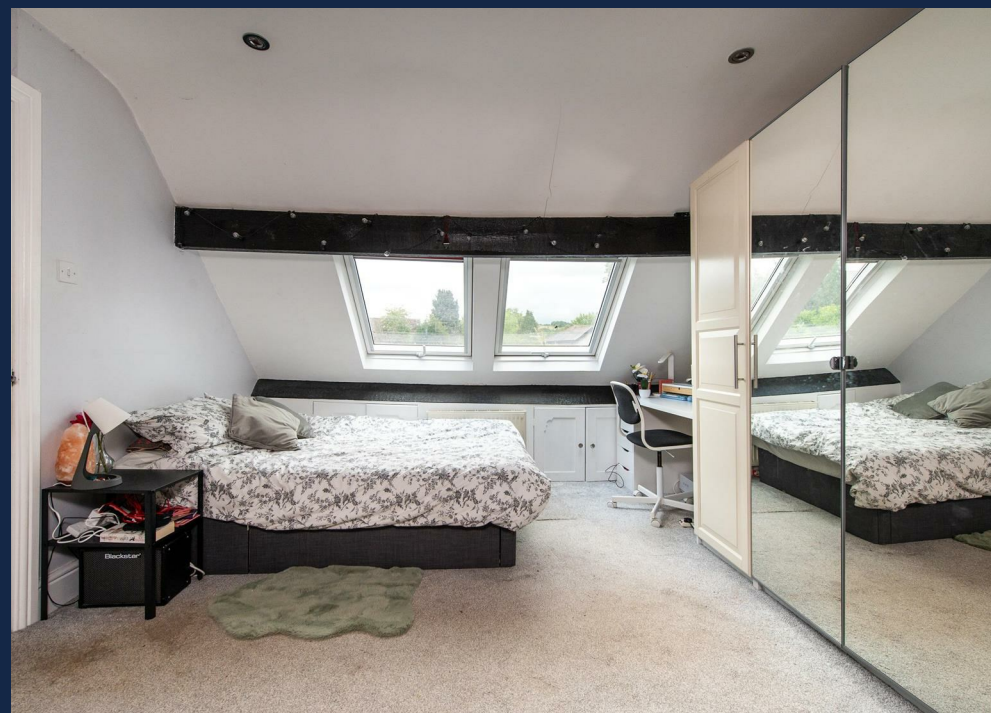
#### Referral Fees

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.

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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.



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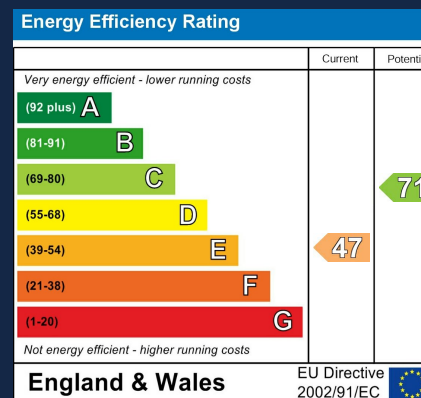
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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