



Grove.

FIND YOUR HOME

Hackmans House Worcester Road, Hackmans Gate, Clent, Clent DY9 0EP

Guide Price £1,300,000

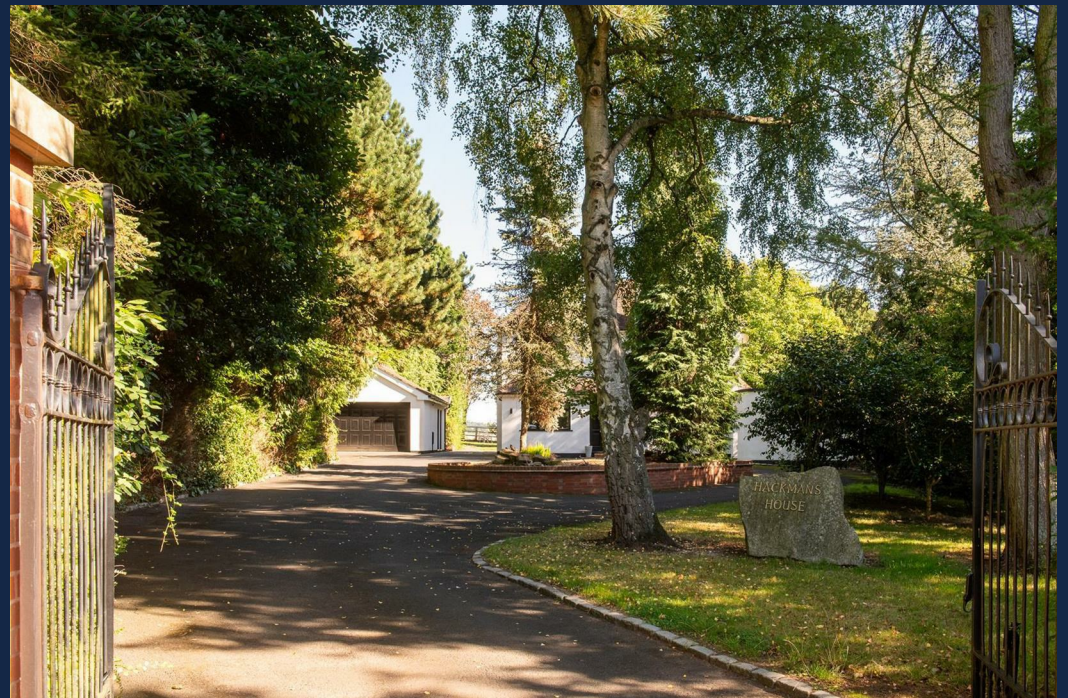
Home with a view

Welcome to this stunning detached house located on Worcester Road in the outskirts of the picturesque village of Clent. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with the family. With four spacious bedrooms and three bathrooms, there is ample space for everyone to enjoy.

Situated in a desirable location, this house offers breath-taking countryside views, providing a tranquil setting. The property features parking with a sweeping driveway ensuring convenience for you and your guests.

With its large plot, this house sitting in approximately one acre presents excellent potential for those looking to create their dream home. Whether you're envisioning a beautiful garden, a spacious extension, a cosy outdoor seating area to enjoy the views, or looking to create another second dwelling, the possibilities are endless.

Don't miss out on the opportunity to own this charming property in Clent. Book a viewing today and start imagining the endless possibilities this house has to offer. Viewings highly recommended! EJ 16/12/24 V2







Approach

Approached via tarmac driveway with electrically operated gates, central planter bed and planting borders. With gate through to side for access and walkway alongside the garage for access.

Entry Hall 7'7" x 8'10" max (2.3 x 2.7 max)

With central heating radiator, tiling to floor, double doors leading through to dining room and glass door giving access to internal hallway.

Internal Hallway

With central heating radiator, Karndean flooring and large storage cupboard. With stairs to first floor and doors radiating to:

Living Room 10'10" x 28'10" (3.3 x 8.8)

With double glazing window to front, three to side and two sets of double doors leading out to the patio. Two central heating radiators, Karndean wood effect flooring and feature marble fireplace.

Kitchen Diner 30'10" x 10'10" (9.4 x 3.3)

With double glazing window and bifold doors to rear, further double doors to side, two central heating radiators and oversized ceramic tiling to floor. Featuring a variety of fitted wall and base units with quartz work surface over and matching island with breakfast bar and five ring Rangemaster gas hob with extractor fan over. With integrated dishwasher and space for large fridge freezer.

Dining Room 24'11" max 7'7" min x 10'2" max 6'7" min (7.6 max 2.3 min x 3.1 max 2.0 min)

With double glazing window to front and two to side, two central heating radiators and Karndean wood effect flooring. With doors giving access to entry hall and a further door into internal hallway.

W.C.

With double glazing window to side, chrome heated towel rail and tiling to floor and walls. Low level w.c., hand wash basin and walk in shower with drench head over.

First Floor Landing

With double glazing window to front, central heating radiator and airing cupboard for storage. With access to loft via hatch and doors radiating to:

Main Bedroom 10'10" x 18'4" (3.3 x 5.6)

With dual aspect double glazing windows to side and rear, two central heating radiators and ample fitted wardrobes with mirrored sliding doors. With door leading through into en-suite.

En-suite 9'6" x 10'10" (2.9 x 3.3)

With double glazing window to rear, central heating radiator and tiling to floor and walls. w.c. His and Hers fitted vanity units with storage, large walk in shower with drench head over and feature freestanding bath with hand held shower.

Bedroom Two 10'2" x 14'9" (3.1 x 4.5)

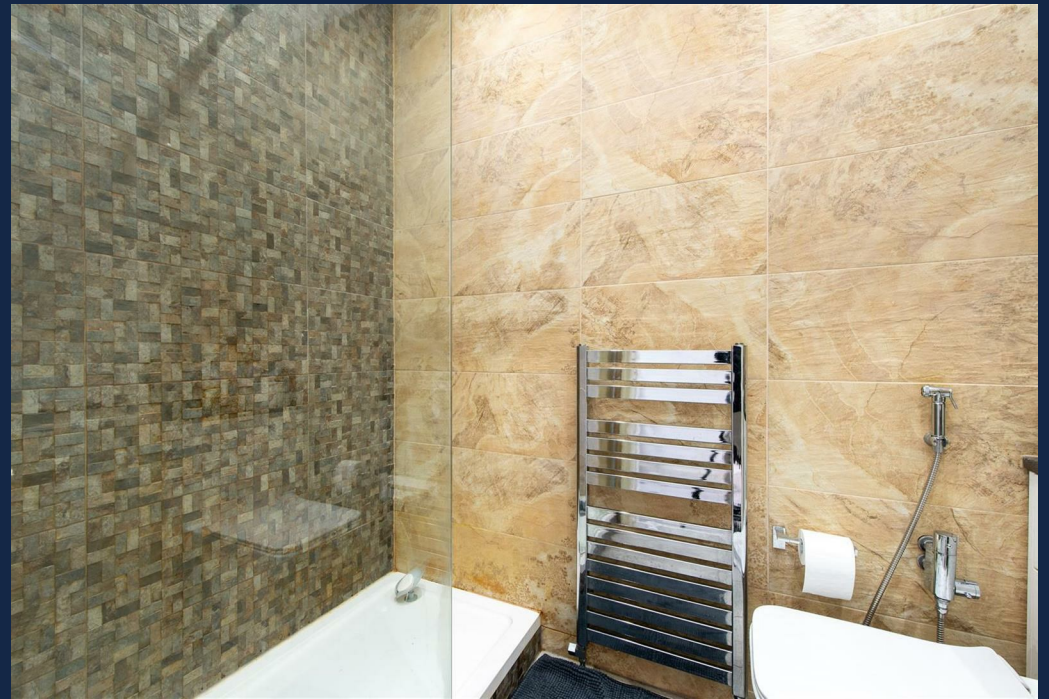
With double glazing window to front, central heating radiator and fitted sliding door wardrobes. With door leading through into en-suite.

En-suite 4'11" x 9'10" (1.5 x 3.0)

With double glazing window to side, chrome heated towel rail and tiling to floor and walls. w.c., fitted vanity unit with storage and fitted bath with drench head over.









Bedroom Three 10'10" x 15'1" (not into wardrobe) (3.3 x 4.6 (not into wardrobe))

With two double glazing windows to side, central heating radiator and fitted sliding door wardrobes.

Bedroom Four 11'2" x 10'10" (3.4 x 3.3)

With dual aspect double glazing windows to front and side and central heating radiator.

Family Bathroom 4'7" x 7'3" (1.4 x 2.2)

With chrome heated towel rail and tiling to floor and walls. w.c., fitted wash basin and large walk in shower with drench head.

Outdoor Kitchen 6'11" x 12'6" (2.1 x 3.8)

With double glazing window to rear, fitted wall and base units with work surface over and stainless steel sink with drainage. Ample space for a range cooker and space and plumbing for white goods. With door giving access to separate w.c.

W.C..

Accessed via outdoor kitchen with obscured double glazing window to rear, central heating radiator, w.c. and hand wash basin.

Garage 17'1" x 20'8" (5.2 x 6.3)

With up and over garage door and further door to side for access, lighting and electricity points.

Garden

With large wrap around patio, steps down to lawned area and pond with rockery. Various outbuildings for storage, outdoor barbeque area and walkway through to driveway with gate for security.

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 Banding

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 Property 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 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.



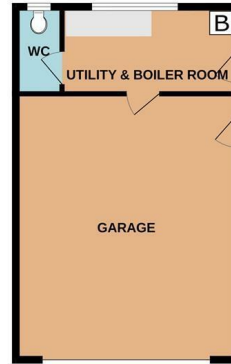
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GROUND FLOOR
1622 sq.ft. (150.7 sq.m.) approx.



1ST FLOOR
1021 sq.ft. (94.9 sq.m.) approx.



TOTAL FLOOR AREA : 2643 sq.ft. (245.5 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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