



Fieldside

Nestled in the picturesque village of Clent, this charming detached bungalow on Belbroughton Road presents an excellent opportunity for those seeking a project to make their own. With two bedrooms, this property offers a comfortable living space, perfect for small families, couples, or individuals looking to downsize.

Set within a generous plot, the bungalow boasts ample outdoor space, providing the potential for further development or landscaping to create a beautiful garden retreat. While the property is in need of modernisation, this allows for the new owner to infuse their personal style and preferences, transforming it into a contemporary haven.

The location is ideal, offering a peaceful village atmosphere while still being conveniently close to local amenities and transport links. Clent is known for its stunning natural beauty, with nearby walking trails and parks, making it a delightful place to call home.

This bungalow is not just a house; it is a canvas awaiting your vision. Whether you are looking to invest, renovate, or simply enjoy the tranquil surroundings, this property is a rare find in a sought-after area. Do not miss the chance to explore the potential that this bungalow has to offer.





Approach

via driveway and lawn with established borders, pathway leading to front door.

Entrance Hall

central heated radiator, tiling to floor, access to loft.

Lounge 10'5" max x 14'1" max (3.2 max x 4.3 max)

Dual aspect double glazed windows to front and side, fireplace.

Kitchen 10'5" max x 9'10" max (3.2 max x 3 max)

Double glazed window to side, central heated radiator, fitted wall and base units with work surface over, stainless steel sink, access to rear garden and store cupboard.

Bedroom One 9'6" max x 9'10" max (2.9 max x 3 max)

Double glazed window to front, central heated radiator.

Previously used as additional reception room.

Bedroom Two 9'6" x 7'10" (2.9 x 2.4)

Double glazed window to rear, central heated radiator.

Shower Room

Obscured double glazed window to side, central heated radiator, tiling to walls, sink and fitted shower.

W.C

Obscured window to rear, low level w.c.

Garden

Ample lawn with matured borders, divided into two sections with space for vegetable patch and shed. Perfect for those who are keen gardeners! Access to side.

Council Tax

Tax band is D.

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.

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.

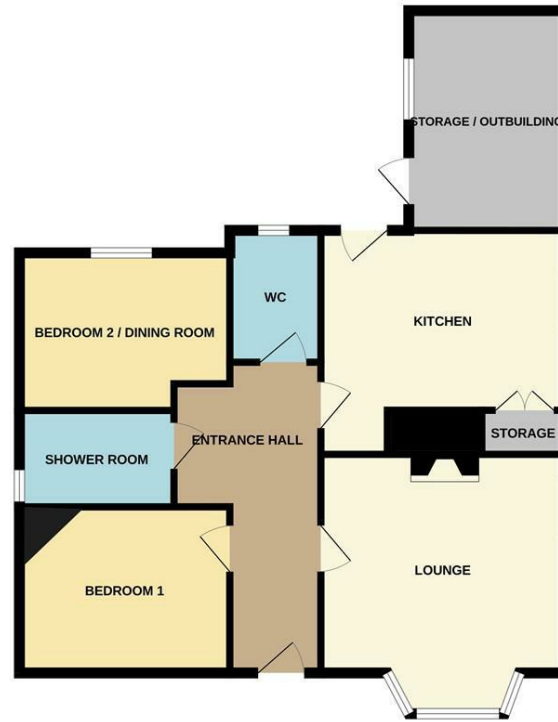
Referral Fees

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 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.

GROUND 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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