

1 Chapel Cottage  
Holy Cross Green  
Clent, DY9 0HG

Asking Price £440,000

Grove.

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# 1 Chapel Cottages

Chapel Cottage, a delightful three storey home located in the village of Clent is ideal for couples and young families looking for a rural setting and the village lifestyle that comes with it.

Clent offers its residents access to various pubs and eateries, a volunteer run village shop and coffee shop in the parish hall, many beautiful countryside walks and access to the National Trust Clent Hills, as well as the village park with can be seen from this home.

For families, there is schooling at primary level within walking distance and the neighbouring village of Hagley offers two high schools and a sixth form, accommodating children of varying ages.

1 Chapel Cottage comprises a cosy living room, kitchen diner with views out onto the garden, two bedrooms on the first floor with a house bathroom and a further loft room on the second floor with dual aspect views of the local countryside.

To the rear is a lovely garden with patio area and lawns with mature planter beds, a perfect tranquil space to enjoy with loved ones in the warmer months.

Viewings are by appointment and through our Hagley office.









#### Approach

Approached via steps with parking to front and door through into the porch.

#### Porch

With door through into the living room.

#### Living Room 11'9" x 10'9" (3.6 x 3.3)

With double glazed window to front, brick feature wall and understairs store cupboard. Door leads through into the vestibule.

#### Vestibule

With glass windows to either side, stairs to the first floor and doors to:

#### W.C.

With w.c. and hand wash basin.

#### Kitchen Diner 17'8" x 9'10" (5.4 x 3.0)

With double glazed window to rear, underfloor heating throughout and fitted wall and base units with quartz worksurface over. There is a Belfast sink with drainage, oven with hob and extractor fan over and space for a fridge freezer. Integrated appliances include a dishwasher and washing machine and there is further space for a dining table and chairs.

#### First Floor Landing

With stairs to the loft room and doors leading to:

#### Bedroom One 8'10" x 9'2" (2.7 x 2.8)

With double glazed window to front and fitted wardrobes for storage.

#### Bedroom Two 7'10" max 4'7" min x 8'10" max 7'2" min (2.4 max 1.4 min x 2.7 max 2.2 min)

With double glazed window to rear.

#### Bathroom

With obscured window to rear, chrome heated towel radiator and tiling to floor and walls. There is a w.c., pedestal sink and fitted P shaped bath with shower over.

#### Loft Room 17'4" max x 10'9" max (5.3 max x 3.3 max)

With dual aspect double glazed windows to front and rear, central heating radiator and fitted wardrobes for storage.

AGENTS NOTE: Restricted head height in some areas due to eaves.



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### Garden

With steps up to a patio area, pathway through the lawn and mature planter beds. There is a shed to the rear for storage, established borders with fence panels and a gate to side for access to the front of the property.

### 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 D.

### 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.



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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.

FLOORPLAN

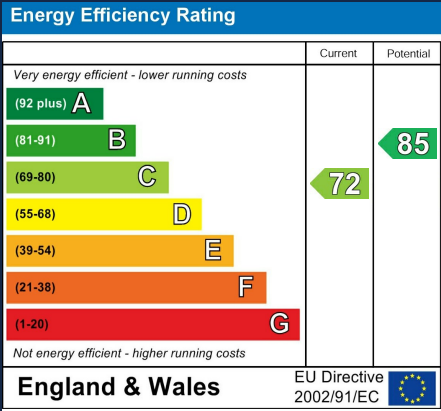
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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