

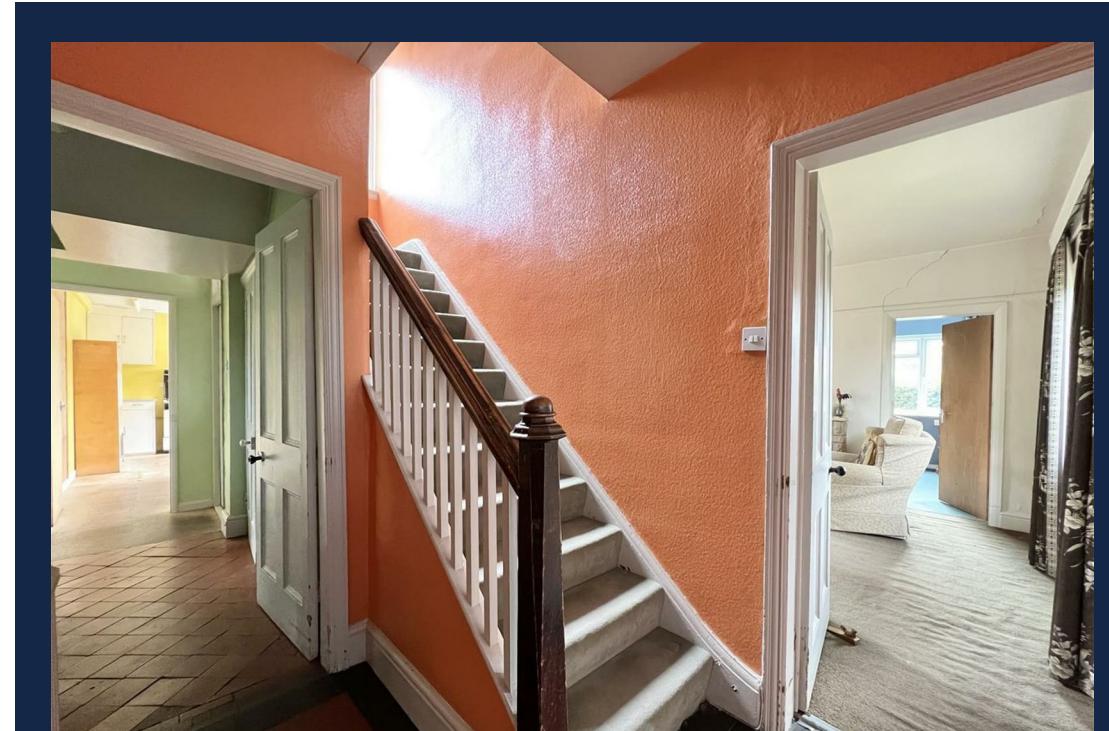


**Grove.**  
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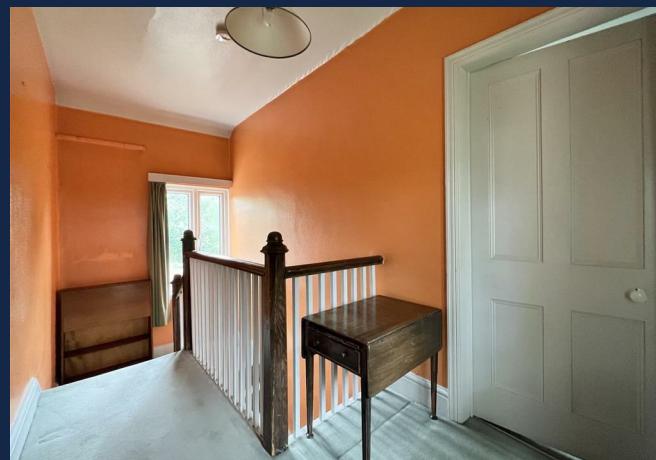
Orland Church Avenue, Clent DY9 9QS  
Guide Price £575,000

A family home that is a charming and unique, offering excellent potential in the heart of Clent! This property is ideal for those wishing to be close to urban civilisation yet within walking distance of the ever popular National Trust Clent Hills. The nearby villages of Hagley and Belbroughton are within easy reach and offer excellent pubs and restaurants, with the additional benefit of good primary and secondary schools. It is ideally located for the commuter with access to the motorway network at junctions 3 and 4 of the M5 motorway along with train stations in Hagley, Stourbridge Junction and Blakedown.

The property comprises of a welcoming hallway giving access to three reception rooms, kitchen, utility, downstairs shower room and bedroom. On the first floor you will find two excellent sized bedrooms with a potential for a forth bedroom or remain as a study and family bathroom. The property has a wrap around garden with large lawn area to front and steps leading down to Church Avenue and parking to the rear. Viewings are highly recommended! EPC=D DAG 1/11/24 V2







## Approach

Via steps from Church Avenue to front elevation or from parking at the rear accessed from Kings Meadow.

## Hallway

Quarry tiling to floor, central heated radiator, stairs to first floor and doors radiating to:

Dining Room 13'1" x 11'2" (4 x 3.4)

Double glazed bay window to front, central heated radiator and original brick fireplace.

Lounge 15'1" x 12'2" (4.6 x 3.7)

Double glazed window to rear and French doors to front, central heated radiators, Belbroughton fireplace with open fire and door leading to:

Snug/Study 13'5" x 11'6" (4.1 x 3.5)

Double glazed dual windows to front and side, central heated radiator.

Utility 12'6" x 7'3" (3.8 x 2.2)

Double glazed window to side, quarry tile flooring, tiled recess housing boiler, butler sink, plumbing for white goods and access to store cupboard.

## Rear Lobby

Giving access to rear garden and doors leading to kitchen, downstairs shower room and bedroom three. Agents note: This extension to the property is a non-traditional construction.

Kitchen 15'9" x 8'10" (4.8 x 2.7)

Double glazed dual aspect windows to side and rear, central heated radiator, fitted wall and base units with work surface over and sink with drainage, space/plumbing for white goods and free standing cooker.

## Downstairs Shower room

Double glazed window to side, central heated radiator, low level w.c., vanity unit and fitted shower cubicle.

Bedroom Three 8'10" x 11'6" (2.7 x 3.5)

Double glazed window to side, central heated radiator and fitted wardrobes.

## First Floor Landing

Double glazed dual windows to front and rear, doors leading to:

Bedroom One 15'1" x 12'2" (4.6 x 3.7)

Double glazed dual windows to rear and front, two central heated radiators, door leading to potential bedroom four.







Potential Bedroom Four 15'1" x 10'2" max 9'6" min (4.6 x 3.1 max 2.9 min)

Double glazed dual windows to front and side, central heated radiator.

Bedroom Two 11'6" x 10'6" max 9'10" min (3.5 x 3.2 max 3 min)

Double glazed window to rear, central heated radiator.

#### Family Bathroom

Double glazed window to front, tiling to half wall, heated towel rail, low level w.c., fitted storage with wash hand basin and fitted 'P' shaped bath.

#### Garden

Large lawn area to front with wrap around pathway to rear with patio area and access to parking.

#### Council Tax Band

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.

#### Agents note:

We are advised by the vendors of a long term deed of easement, allowing future owners of Orland to park and have pedestrian access, with a small contribution to future maintenance.

#### 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 Fee's

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.

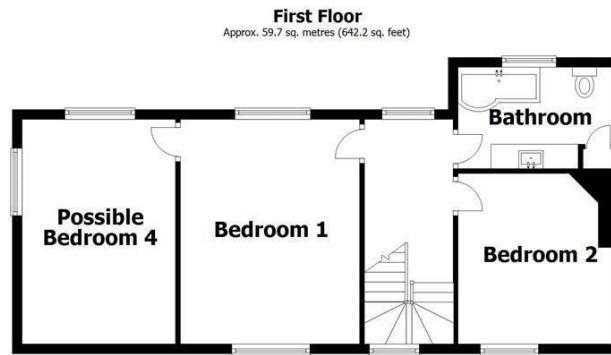
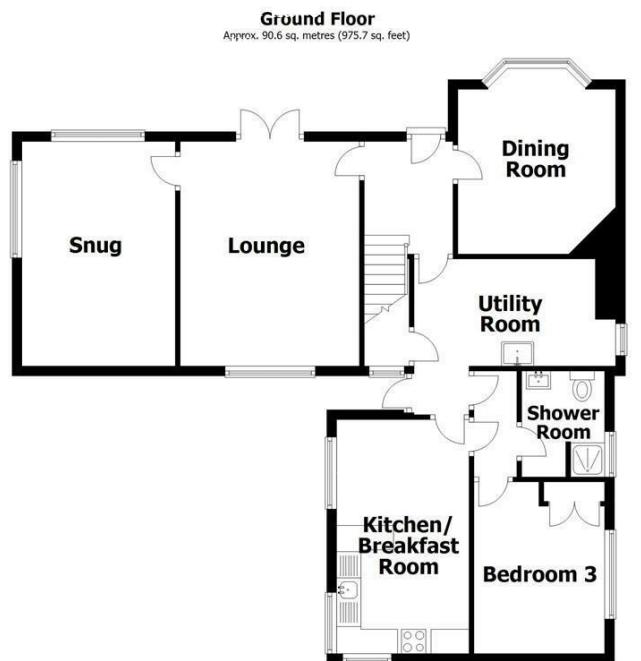
The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again



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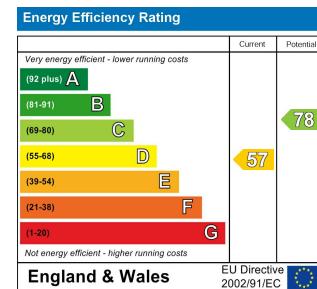
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Total area: approx. 150.3 sq. metres (1617.9 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



**IMPORTANT NOTICE:** 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

**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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