



**LexAllan**  
**Grove** *Village*

*...doing things differently*

24 Church Avenue, Clent, DY9 9QT

Guide Price £495,000

Lex Allan & Grove Village are pleased to present this three bedroom property full of character in the heart of Clent! Within walking distance of the local amenities and the National Trust Clent Hills, this home is perfect for any prospective buyer looking for more rural living whilst still being part of a community.

The Village of Clent boasts various eateries, reputable local schooling at primary level, the local volunteer run shop 'Clent Connect' and multiple outdoor pursuits to include the Clent cricket ground opposite the property and the National Trust Clent Hills. The local Clent Club, just off Pool Furlong, is lovely for an evening drink during the summer months and only a short walk away.

The nearby Village of Belbroughton provides access to the doctors surgery, shop with post office, a hairdressers, and a small deli with a café. Further additions include the Belbroughton working men's club and two popular public houses.

Comprising of welcoming entry hall, cosy reception room to the front, large living dining area and kitchen to the rear. On the first floor you will find the three bedrooms with family bathroom and access to the loft with potential to convert to an office space or study area. Outside you will find a lovely garden to the rear with a patio area perfect for hosting and entertaining, a lawn area and opportunity to add storage or a summerhouse.

Viewings of this property are highly recommended to appreciate its charm and character! EJ  
18/4/24 EPC-







## Approach

Approached via block paved driveway with pathway leading to front door to side.

## Entry Hall

With double glazing window to side, central heating radiator and Karndean wood flooring.  
With storage cupboard, stairs leading to first floor and doors radiating to

## Front Reception Room 14'1" max 11'9" min x 12'1" max 11'1" min (4.3 max 3.6 min x 3.7 max 3.4 min)

With double glazing bay window to front, central heating radiator and exposed brick fireplace with log burner. fitted storage and shelving.

## Lounge Diner 12'5" max 4'7" min x 25'3" max 18'8" min (3.8 max 1.4 min x 7.7 max 5.7 min)

With dual aspect double glazing to side and rear, French doors to rear and three skylights.  
Two central heating radiators, feature fireplace with gas fire and built in storage units.

## Kitchen 18'8" max x 6'10" max (5.7 max x 2.1 max)

With dual aspect double glazing window to side and rear and French doors to rear, parquet style flooring and tiling to splashback. With a variety of fitted wall and base units, worksurface over and fitted sink with drainage and mixer tap. Space for six ring gas rangemaster cooker and space and plumbing for white goods.

## Landing

With split level landing, access to loft and doors radiating to

## Main Bedroom 12'1" max 8'10" min x 12'1" max 7'2" min (3.7 max 2.7 min x 3.7 max 2.2 min)

With double glazing window to front, central heating radiator and fitted wardrobes with overhead storage.

## Second Bedroom 11'9" max 8'5" min x 9'6" max 6'6" min (3.6 max 2.57 min x 2.9 max 2.0 min)

With double glazing window to rear and central heating radiator.

## Third Bedroom 12'9" x 6'10" min (3.9 x 2.1 min)

With double glazing window to rear and central heating radiator.

## Family Bathroom 5'10" x 8'10" (1.8 x 2.7 )

With double glazing window to side, Karndean flooring and tiling to splashback. With low level w.c, wash basin and P shaped bath with hand held and drench head shower over.

## Loft Section One 11'9" x 8'2" (3.6 x 2.5 )

With Velux skylight to side and lighting.

## Loft Section Two 6'2" x 8'2" (1.9 x 2.5)

With fitted vanity sink and housing gas boiler with water tank.









**Loft Section Three 11'9" max 9'10" min x 7'10" max (3.6 max 3.0 min x 2.4 max)**

With two Velux windows to side and fitted shelving.

**Garden**

With split level patio area and lawn beyond, partly walled and space for storage shed.

**Council Tax Band**

Council tax band is D

**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 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, Lex Allan reserves the right to obtain electronic verification.

**Referral Fee**

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.

# Our Community Partners

One of the appealing features for people moving into Hagley or one of the surrounding villages of Clent, Belbroughton, Blakedown or Churchill, is the great sense of community that is immediately apparent throughout the area.

This community spirit is particularly noticeable in the local business community and Lex Allan Grove Village is proud to be associated with a number of the businesses and organisations in the area...

*...here's just a few of them*



*Destina by Good Travel - dedicated travel experts*



*fig & favour - modern food emporium*



*Hagley Bridal Studio - exceptional service*



*Our PlaiCe - award-winning fish & chips*



*Paddocks - choice cuts from the choice of villagers*



*Robinson & Sproson - professional eye care*



*West Hagley Football Club Under 13s in their new Lex Allan Grove Village shirts*



*The Vine Inn, Clent - a favourite local haunt*



*Hagley Train Station*

*...doing things differently*

GROUND FLOOR

1ST 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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**VIEWING** View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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**Lex Allan  
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