



LexAllan
Grove *Village*

Spring Cottage, Mount Lane, Clent, Stourbridge DY9 9PR

...doing things differently
Guide Price £575,000

Lex Allan & Grove Village are proud to present this beautiful four bedroom cottage located on Mount Lane as the foot of the National Trust Clent Hills. Being within walking distance of the local pubs and eateries and only a short drive away from the local volunteer ran Clent Village shop and café, this home provides the aspect of rural living, alongside the benefit of having amenities close by. Falling into the catchment area for the local primary school and the high school in the neighbouring village of Hagley, the property is great for families looking to be in the countryside!

Comprising of a welcoming entry hall, large formal reception room with access to a separate patio area and further room to be used as a bedroom or study. You will also find one of the two bathrooms, a living dining room with beautiful feature central brick fireplace and log burner and kitchen with its own entrance to the garden. Upstairs you will find three good sized double bedrooms and the family bathroom. Outside there is an undercover seating area, large lawn with various planting areas and a further patio area with pond and opportunity to enjoy the far reaching views provided from the elevated position.

Viewings of this property are highly recommended to appreciate the charm and character of this unique property! EJ 9/11/23 V2 EPC=D







Approach

Approached via steps down to garden and porch area.

Entry Hall 16'8" max 9'6" min x 7'10" max 4'11" min (5.1 max 2.9 min x 2.4 max 1.5 min)

With double glazing window to front and front door, solid wood parquet flooring, steps down to the bathroom, living room and study and open beam archway into the second reception room.

Bathroom 8'6" x 5'10" (2.6 x 1.8)

With double glazing privacy window to rear, central heating radiator and tiling to floor and splashback. Low level w.c., wash hand basin and fitted bath with shower overhead.

Living Room 13'9" x 19'0" (4.2 x 5.8)

With dual aspect double glazing windows to front and rear, double doors out to a covered terrace area and two central heating radiators. Feature fireplace with gas fire and surround, built in shelving and door giving access to the study.

Study 13'9" (into storage) x 10'9" (4.2 (into storage) x 3.3)

With double glazing window to front and bifold doors to side giving access to the garden, central heating radiator and ample fitted storage.

Second Reception Room 21'3" x 14'9" max 9'10" min (6.5 x 4.5 max 3.0 min)

With dual aspect double glazing windows to front and side, two central heating radiators and central feature solid brick fireplace with log burner and solid wood mantle. Steps up to kitchen and stairs leading to first floor.

Kitchen 17'8" max 10'9" min x 11'1" max 4'3" min (5.4 max 3.3 min x 3.4 max 1.3 min)

With double glazing window to front, door giving access to rear, central heating radiator and tiling to floor with underfloor heating. A variety of fitted wall and base units with work surface over, one and a half bowl sink with drainer and space for five ring Rangemaster cooker. Space and plumbing for white goods and shutter door into the pantry.

Landing

With double glazing window to side and doors leading to:

Main Bedroom 9'2" x 14'9" (into wardrobe) (2.8 x 4.5 (into wardrobe))

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

Second Bedroom 11'5" max 6'2" min x 9'6" max 5'2" min (3.5 max 1.9 min x 2.9 max 1.6 min)

With double glazing window to side, central heating radiator and fitted shelving for storage.













Third Bedroom 9'6" max 7'10" min x 11'5" (2.9 max 2.4 min x 3.5)

With double glazing window to side, central heating radiator and fitted storage with sliding doors and shelving. Agents note: restricted head height.

Bathroom 7'6" x 4'7" (2.3 x 1.4)

With double glazing window to side, central heating radiator and tiling to walls. Vanity unit with wash hand basin, low level w.c. and fitted shower cubicle.

Garden

With various patios and lawn areas, established borders and pond. Undercover seating and steps up to parking and garage.

Garage

With up and over garage door, lighting and electric points.

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 Band

The council tax band is E.

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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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.

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 Grove reserves the right to obtain electronic verification.

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



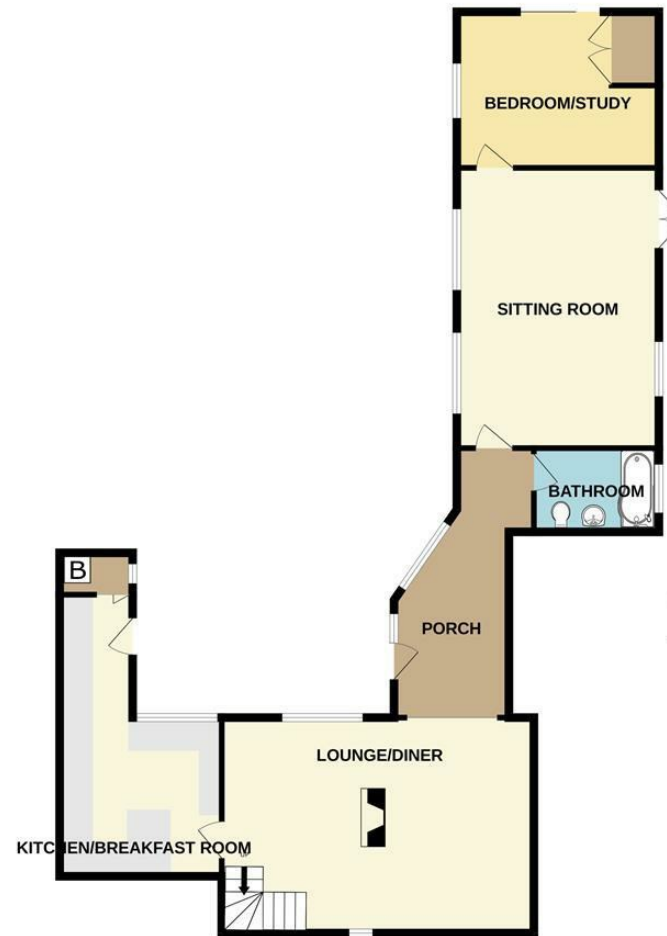
The Vine Inn, Clent - a favourite local haunt



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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