



LexAllan
Grove *Village*

Yew Tree Cottage Bromsgrove Road, Clent DY9 9QF

Guide Price £475,000

...doing things differently

LOCATED IN THE HEART OF HOLY CROSS. This wonderful refurbished Victorian cottage dates back to circa 1850, previously was called 'The Crown Inn' as a beer house and has been the second location for the workman's club in the village. The home offers off road parking, porch, attractive lounge with log burning stove, newly fitted kitchen with utility off, downstairs shower room, four bedrooms, one of which with en-suite and further separate shower room., beautiful courtyard garden with right of way access across neighbouring gardens.

Holy Cross offers a wonderful semi rural base for those wishing to enjoy the obvious benefits of outdoor rural living yet still being within easy reach of urban civilisation. Holy Cross is a short distance from the ever popular National Trust Clent Hills and has some of the most beautiful walks in Worcestershire. In close proximity is the popular Bell and Cross Public House and excellent transport links to Hagley and Bromsgrove., The nearby village of Hagley offers a multitude of independent shops and restaurants and again gives excellent commuter opportunities to Birmingham, Worcester and beyond via the train links. Junction 4 of the M5 motorway is also a short distance.

Viewings are highly recommended to appreciate the workmanship and charming features of this home! EJ 9/2/24 V1







Approach

Via block paved driveway with door leading to:

Porch

With double glazed windows, Karndeian flooring and further door giving access to:

Lounge Dining 12'5" max x 20'11" max (3.8 max x 6.4 max)

Double glazed windows to front, central heated radiators, Karndeian flooring, feature log burning stove with ornate brick fireplace, side storage cupboards housing gas meter and step up with door leading to:

Kitchen 13'1" max x 11'1" max (4 max x 3.4 max)

Double glazed window to rear, original flag stone flooring, Wren Kitchen fitted wall and base units with Quartz work surface over, integrated Bosch dishwasher, Bosch electric oven with grill, Bosch combi oven, inset sink with mixer tap, Bosch five ring gas hob with extractor fan over, solid oak and glass staircase leading to first floor with bespoke built in under stairs wine storage and mood lighting. Access to utility and step up leading to inner hallway.

Utility 4'3" x 8'2" (1.3 x 2.5)

Skylight, Karndeian flooring, central heated radiator, fitted base units with work surface over, space/plumbing for white goods.

Inner Hallway 3'3" x 2'11" (1 x 0.9)

Doors leading to bathroom and courtyard garden, space for American style fridge freezer.

Downstairs Shower Room 8'2" x 6'6" (2.5 x 2)

Double glazed window to side, central heated radiator, heated towel rail, tiling to floor and splashback, ample fitted shelving, low level w.c., wash hand basin and large fitted shower.

First Floor Landing

Double glazed window to rear, central heated radiator, door radiating to:

Bedroom One 12'5" max x 12'5" max (3.8 max x 3.8 max)

Double glazed window to front, central heated radiator, bespoke fitted wardrobes and shelving, door to en-suite.

En-suite

Karndeian to floor, tiling to walls, heated towel radiator, vanity wash hand basin with storage, low level w.c., fitted shower cubicle with drench head over and extractor fan.

Bedroom Two 13'9" max x 11'1" max (4.2 max x 3.4 max)

Double glazed windows and skylight to rear, central heated radiator, split level design with ample fitted wardrobes and access to over stairs storage cupboard.

Bedroom Three 12'1" max x 9'6" max (3.7 max x 2.9 max)

Double glazed dual aspect windows to front and rear, access to loft, central heated radiator.





Bedroom Four 6'10" x 9'2" (2.1 x 2.8)

Double glazed window to front, central heated radiator.

Courtyard Garden

Having decking area with slate chipping area beyond, raised planted borders with mature plants, outside storage area and gate giving access to right of way.

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 Banding

Tax Band is C

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.

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 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.



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



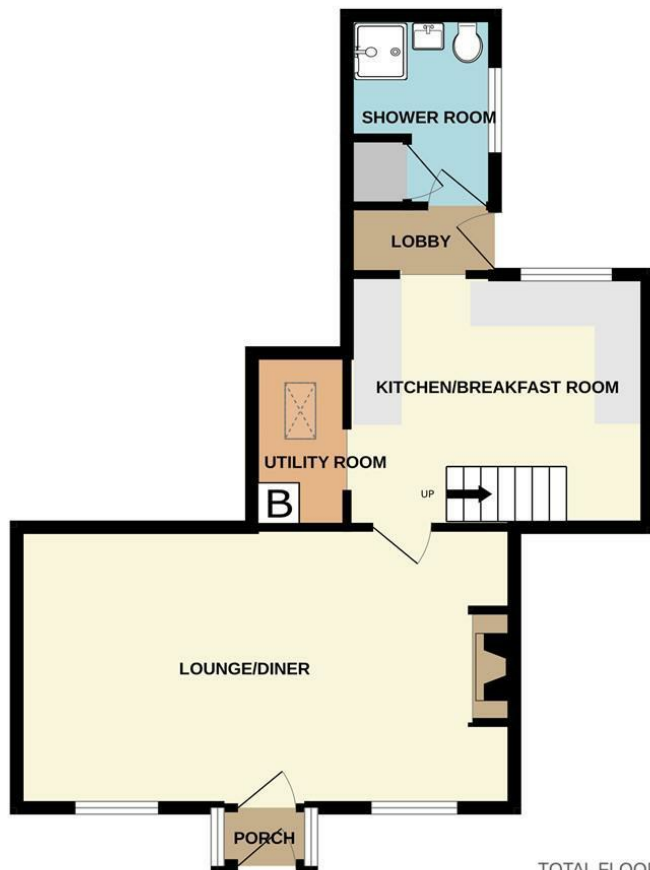
The Vine Inn, Clent - a favourite local haunt



Hagley Train Station

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GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.

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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