

LexAllan
Grove *Village*



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Clee View Cottage Clatterbach, Clent, Stourbridge DY9 9PG

...doing things differently

Beautiful rural views yet within easy reach of Birmingham and beyond.

Clee View Cottage is a fabulous character cottage nestled in some of Worcestershire's beautiful countryside on the edge of Walton Hill adjacent to Clent Hill. The property is in an idyllic valley for those wishing to enjoy the obvious benefits of rural living yet within easy reach of urban civilisation. A short distance away you will find the village centre and St. Leonard's Church. The village itself is blessed with great local pubs and eateries, The Vine and The Fountain to name but two. Belbroughton and Hagley Villages are also within easy reach. Hagley gives excellent commuter opportunities by train to Birmingham, Worcester and beyond. Hagley village is also convenient with an array of local shops and businesses and the nearby Clent School for primary aged children and Haybridge High School based in Hagley which can be reached by the local public bus service.

Clee View Cottage is situated at the top of a steep drive with level parking area by the cottage which is why it benefits from such amazing views. The property has a National Trust walkway to the front and side of the property leads straight to Walton Hills. DAG 18/3/19 V3 EPC=D



Lex Allan Grove loves...

The beautiful rural setting

EPC=D







The split level detached property has recently undergone many improvements including the extension to the upstairs living space providing three bedrooms on two levels with the option to convert for fourth bedroom, stunning breakfast kitchen with family room, separate dining room, three bedrooms and stunning bathroom on first floor. Lower ground floor gives access to centralised hallway, bedroom, store that could be converted into further kitchen space/bedroom or bathroom, formal lounge. The property has lovely gardens with a terrace having amazing views, pathway leading through mature planted borders, pond and waterfall, shaped lawns with further raised patio area at the top of garden ideal for enjoying the late summer nights overlooking Clent Hills. Further pathway gives access to side and front garden with access directly on to Clatterbach Lane.

Approach

Via steep drive to level parking area, further pathway and steps giving access to open plan living space.

Kitchen Area 15'8" x 14'5" (4.8 x 4.4)

Double glazed picture window facing Clent Hills, three feature central heating radiators, large ceramic tiling to floor, inset ceiling light points, space for six ring Range style cooker (separate negotiation), extractor fan, display cabinet, plate rack, range of cream wall and base units with fantastic red granite work surfaces over, space for American style fridge freezer (separate negotiation), sink with plate wash in centre island with matching cupboards below and breakfast bar, further double glazed window to rear, plumbing for automatic washing machine and dishwasher, wine fridge (separate negotiation).

Living Area 12'5" x 12'9" (3.8 x 3.9)

With seating area.

Inner Lobby

Having oak flooring with window to side, doors giving access to dining room.

Dining Room 20'0" x 21'3" (6.1 x 6.5)

Two double glazed windows to rear, central heating radiator, oak flooring, fitted storage along one wall, glass balustrade, stairs to lower ground and doors radiating to:

Bedroom One 11'9" max 10'5" min x 11'9" (3.6 max 3.2 min x 3.6)

Double glazed window to front, central heating radiator.

Bedroom Two 11'9" x 6'6" min 8'6" max (3.6 x 2.0 min 2.6 max)

Double glazed window to front and side, central heating radiator, fitted storage cupboard.

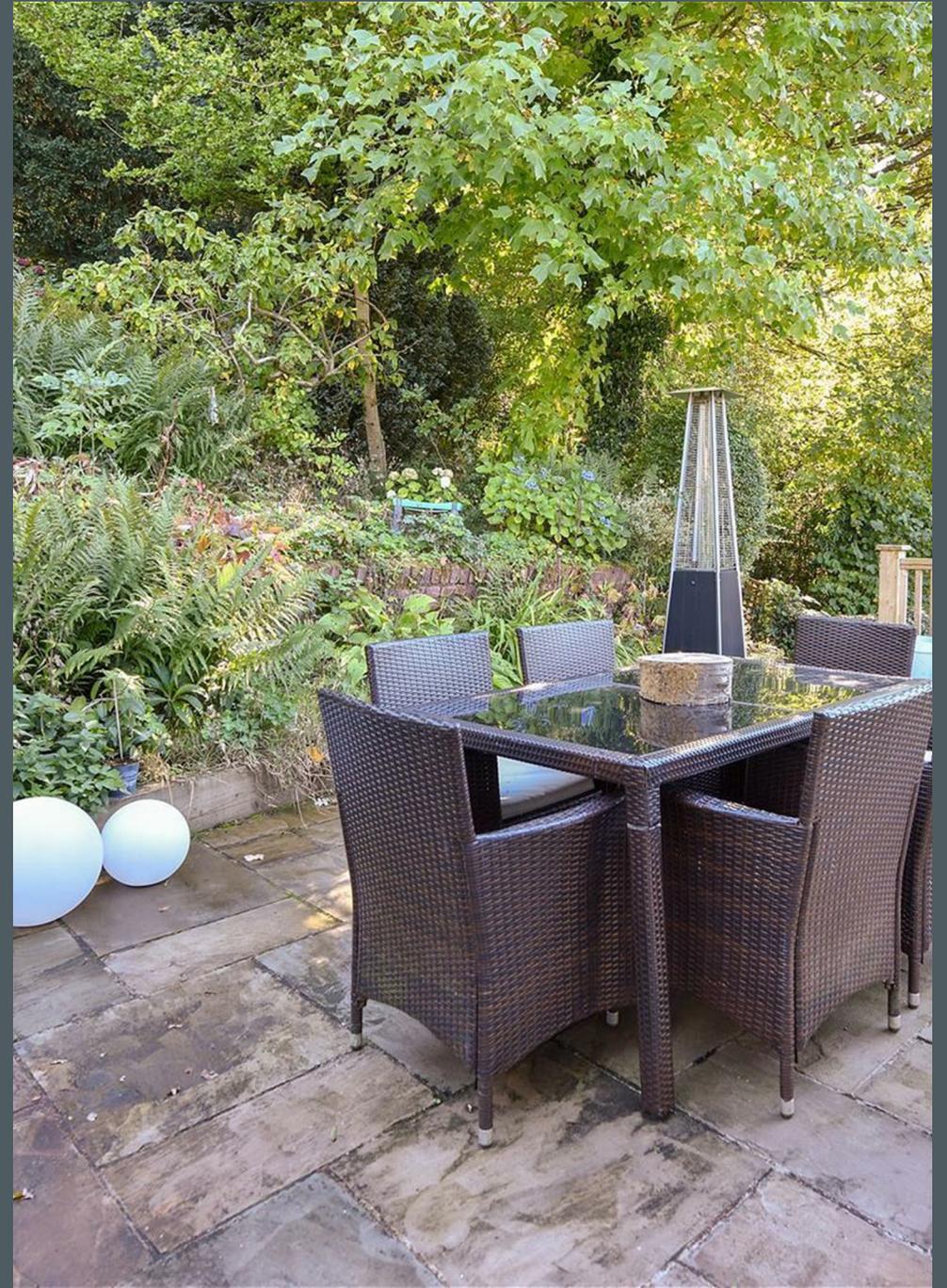
Bedroom Three/Study 11'9" x 9'6" (3.6 x 2.9)

Double glazed window to side, large door to courtyard area, oak flooring and central heating radiator.











Shower/Wet Room

Two double glazed windows to front, w.c., pedestal wash hand basin, walk in shower cubicle with wet room floor, drench shower head, complementary tiling to walls and floor, heated towel rail, inset ceiling light points.

Lower Hall

Doors radiating to:

Lower Ground Bedroom Four 11'5" x 9'6" (3.5 x 2.9)

Double glazed window to front, door to rear courtyard, further door giving access to front.

Downstairs WC

Having utility area, double glazed window to front, w.c., pedestal wash hand basin.

Store Room

With potential for further bedroom/bathroom. Obscured double glazed window to front.

Lounge/Sitting Room 20'11" max 19'0" min x 11'9" (6.4 max 5.8 min x 3.6)

Double glazed windows to front and side, central heating radiator, feature log burning stove.

Courtyard Garden

Leading directly from bedroom on the first floor, slabbed stone chipping area with ornate balustrade perfect for a late evening drink overlooking the beautiful Clent Hills. The pathway meanders through planted borders, shaped lawn, pond with waterfall. At the rear of the garden there is a raised patio area with amazing far reaching views. To the side of the property is access to side and front garden with directly access to Clatterbatch Lane. To the side is also a large parking area and outside tap.

Agents Note

The Property is connected to mains gas, electric, water and sewage.

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 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



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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. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd 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 and interior measurements are wall to wall. 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.

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