



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

Guide Price £325,000

# A charming cottage in a beautiful setting.

Nestled into the stunning Clent Hills, Cedar Cottage offers rural living whilst still being within easy reach of urban civilisation. With accommodation comprising entrance hall, guest wc, lounge, kitchen/diner, two double bedrooms, shower room, cellar and parking, the property offers a great base for a small family or someone looking to downsize in the area. Clent gives easy access to Stourbridge, Halesowen and beyond and the village boasts an array of fine public houses and eateries. The ever popular Clent Hills is also just a short walk from your doorstep and the popular villages of Hagley and Belbroughton are also nearby with Hagley giving excellent train links to Worcester, Birmingham, London and beyond.



 **Lex Allan Grove loves...**  
*The views from the front*





### **Approach**

From a private driveway, a gate opens onto a path taking you through the cottage style garden to the front door

### **Entrance Hall**

Having double glazed door to the front, ceiling light point, radiator, door to guest wc, stairs to first floor and doors to lounge and kitchen/diner

### **Guest wc**

With double glazed window to the front, ceiling light point, low level wc, wash hand basin and radiator

### **Lounge 12'3" (max) x 18'11" (max) (3.75 (max) x 5.77 (max))**

Having two double glazed windows to the side, double glazed French doors to the rear, wall light points, radiator and feature fireplace with living flame gas fire insert

### **Kitchen/Diner 12'10" (max) x 11'10" (max) (3.91m (max) x 3.61m (max))**

With double glazed window to the front, double glazed stable door to the front, ceiling light point, radiator, a range of wall and base units with complementary work surfaces over, one and a half bowl sink/drainer, integrated double oven, hob with extractor above, plumbing for washing machine and dishwasher and door to storage/pantry



### Landing

With 'Velux' window to the rear, ceiling light point, radiator, storage cupboard and doors to bedrooms and shower room

### Bedroom One 12'2" x 11'11" (3.73 x 3.65)

With double glazed window to the side, ceiling light point, wall light point and radiator

### Bedroom Two 11'11" x 9'2" (3.64 x 2.8)

With double glazed window to side, ceiling light point, wall light point and radiator

### Shower Room

With double glazed window to the front offering stunning views, ceiling light point, radiator, low level wc, wash hand basin in vanity unit, storage cupboard and corner shower cubicle

### Garden

A beautiful 'Country Cottage' garden with borders offering a plethora of vegetation and plants as well as lawned areas and patio. Steps to the side of the property lead down to a useful cellar

### Cellar/Basement 13'1" x 12'0" (4 x 3.66)

A useful storage space with electrics and lighting



# 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*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**AGENT'S 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.

**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.

**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 or 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 Ltd reserves the right to obtain electronic verification.



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