



Grove.

FIND YOUR HOME

Bell Cottage, Holy Cross Green, Clent DY9 0HG

Guide Price £575,000

Bell Cottage

Welcome to Bell Cottage, a lovely character property located in the heart of Clent. With three double bedrooms, large family bathroom and three reception rooms downstairs, this home is ideal for families looking to be in a village setting whilst still having access to local amenities and commuter links.

To the rear of the property is a substantial garden with patio and lawn, along with access to the garage and large parking space that can be accessed via gates.

The village of Clent offers a primary school and nursery, along with being in catchment for the high schools in the neighbouring village of Hagley, various different eateries, countryside walks through the National Trust Clent Hills and benefits from the volunteer ran Clent Connect village shop. The village of Belbroughton is just a short drive away, providing access to a GP surgery, hairdressers, local shop and post office.

Viewings are highly recommended to appreciate the charm and character this home offers. EPC=C







Approach

Approached via paved driveway with pathway to side for access and door into porch.

Porch

With double glazing windows to side and door through into the entry hall

Entry Hall

Cloakroom

With wood flooring and door through into the w.c.

W.C.

With obscured double glazing window to side, central heating radiator and tiling to floor and splashback. There is a fitted sink and w.c..

Kitchen Diner 21'3" x 10'5" (6.5 x 3.2)

With two double glazing windows and stable door to rear, central heating radiator and part wood part tiled floor. There are various fitted wall and base units with granite worksurface over, two bowl Belfast sink, space for a large AGA cooker and further space for white goods. The opening gives access to the utility.

Utility

With double glazing window to front, door to side for access and tiling to floor. The house boiler is located here and there is space and plumbing for white goods.

Living Room 13'5" max 7'6" min x 23'11" max 5'2" min (4.1 max 2.3 min x 7.3 max 1.6 min)

With two double glazing windows to side and French doors out to rear, two central heating radiators and feature fireplace with sandstone surround and log burner. Doorway leads through into the office.

Office 11'9" x 12'9" (3.6 x 3.9)

With double glazing window to side, central heating radiator and pedestal sink. There is also access to the loft space above via hatch.

First Floor Landing

With two double glazing windows to front, central heating radiator and access to large loft space via hatch and ladder. Doors leading to:





Bedroom One 10'9" x 17'8" (3.3 x 5.4)

With dual aspect double glazing windows to front and rear, two central heating radiators and wood flooring throughout.

Bedroom Two 11'5" x 10'5" (3.5 x 3.2)

With double glazing window to rear, central heating radiator and wood flooring throughout.

Bedroom Three 13'5" max 5'2" min x 9'6" max 6'10" min (4.1 max 1.6 min x 2.9 max 2.1 min)

With double glazing window to rear, central heating radiator and wood flooring throughout.

Bathroom

With obscured double glazing window to front, heated towel radiator and tiling to floor and half walls. There is a pedestal sink, w.c., fitted bath and shower cubicle.

Garage 10'2" x 20'0" (3.1 x 6.1)

With up and over garage door, lighting overhead and door to rear for access.

Garden

With paved patio area and pathway through the lawn leading to gate at the rear. There is a greenhouse and shed for storage, established borders with both fence panels and brick walls and pathway to side giving access to the front of the property.

Tenure - Freehold

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

Tax band is E.

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, Grove Properties Group reserves the right to obtain electronic verification.

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 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.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 sq.m.) approx.

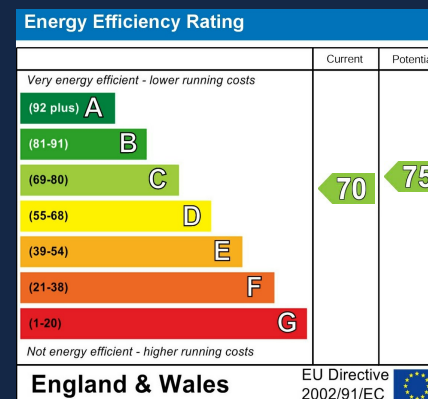
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025

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. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group 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. 3. Any reference to alternations 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 or whether they are year 2000 compliant.

VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



Grove.

FIND YOUR HOME

Hagley
129 Worcester Road
Hagley
DY9 0NN

T: 01562 270 270

E: hagley@grovepropertiesgroup.co.uk

W: www.grovepropertiesgroup.co.uk