



Grove.

FIND YOUR HOME

10 Pool Furlong, Clent, DY9 9RE

Asking Price £795,000

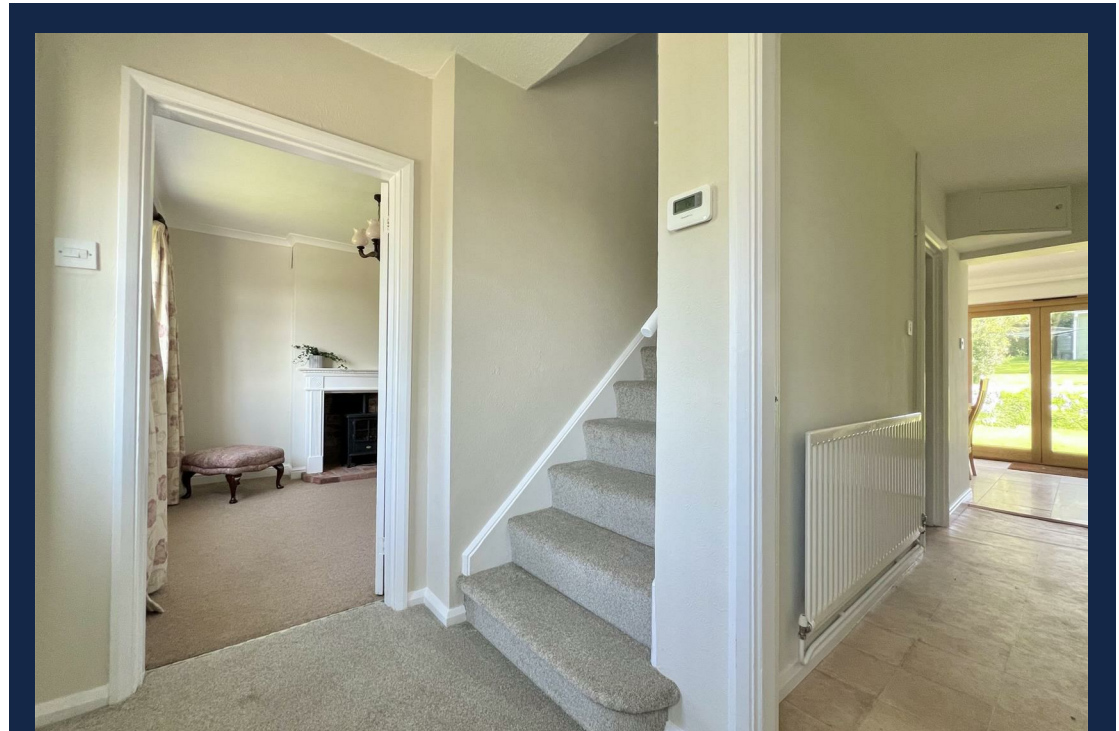
# 10 Pool Furlong

A truly unique opportunity to purchase what was once two properties, this substantial home offers six bedrooms, four bathrooms, three reception rooms and two kitchens making it the ideal space for larger families or multi generational living. Alternatively, this home could be ideal for landlords and could easily be separated back into two homes.

Looking out onto Clent Village park, the local amenities such as the volunteer run Clent Connect shop and cafe, various pubs and eateries and the Clent village primary school are all within walking distance and easily accessible to residents. For families with older children, the neighbouring village of Hagley offers schooling at secondary level and can be accessed via public transport on the local bus route.

For those who enjoy outdoor pursuits, the National Trust Clent Hills provide many beautiful countryside walks, along with Clent cricket club holding regular games throughout the summer and the village park is ideal for children of all ages.

Viewings are by appointment and can be arranged through our Hagley office.







### Approach

Approached via pathway with lawns to either side, gravel driveway and gate through to the garden with door into the kitchen.

### Entrance Hall

With double glazed window to front, stairs to the first floor landing and doors leading to:

### Living Room 10'9" max x 16'8" max (3.3 max x 5.1 max )

With double glazed window to front, central heating radiator and feature fireplace.

### Kitchen Diner 23'7" max 8'2" min x 20'0" max 8'6" min (7.2 max 2.5 min x 6.1 max 2.6 min)

With two Velux skylights to rear and bifold doors to the garden, tiled flooring and two central heating radiators. Featuring fitted base units with worksurface over, stainless steel sink with drainage and space for a cooker, along with space and plumbing for white goods. There is an understairs store cupboard, door through into the entrance hall and opening through to the lounge.

### Shower Room

With obscured double glazed window to front, chrome heated towel radiator and tiling to splashback. There is a pedestal sink, w.c. and fitted corner shower cubicle.

### Lounge 19'4" x 12'9" (5.9 x 3.9)

With two French doors to rear, two central heating radiators, wood flooring and feature fireplace. Doors lead to the kitchen and stairwell to the second first floor landing.

### Kitchen 19'4" x 10'2" (5.9 x 3.1)

With two double glazed windows to front, central heating radiator and door to the side out to the garden. Featuring various fitted wall and base units with worksurface over, stainless steel sink with drainage, cooker and space and plumbing for white goods.

### First Floor Landing

With access to the loft via hatch, airing cupboard and doors to:

### Bedroom One 16'4" max x 10'2" max (5.0 max x 3.1 max)

With two double glazed windows to front, central heating radiator and door through to the ensuite.



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#### Ensuite

With obscured double glazed window, chrome heated towel radiator and tiling to floor. There is a w.c., fitted sink and shower cubicle with drench head over.

#### Bedroom Two 9'6" max x 7'10" (2.9 max x 2.4 )

With double glazed window to rear, central heating radiator and store cupboard.

#### Bedroom Three 6'10" x 10'2" (2.1 x 3.1 )

With two double glazed windows to rear, central heating radiator and store cupboard.

#### Bathroom

With obscured double glazed window to side, chrome heated towel radiator and tiling to floor. There is a fitted vanity sink, w.c. and walk in shower cubicle.

#### Second First Floor Landing

With double glazed window to rear, central heating radiator and access to the loft via hatch. Doors lead to:

#### Bedroom Four 9'2" x 11'9" (2.8 x 3.6 )

With double glazed window to front and central heating radiator.

#### Bedroom Five 14'5" max x 8'2" (4.4 max x 2.5)

With double glazed window to front, central heating radiator and cupboard with boiler.

#### Bedroom Six 7'10" x 8'6" (2.4 x 2.6)

With double glazed window to rear and central heating radiator.

#### Shower Room

With central heating radiator, tiled flooring, w.c., floating vanity unit and corner shower cubicle.

#### Garden

A beautiful space with far reaching views, a paved patio area, lawn and mature planter beds. To the rear is a garden office, ideal to use as a space to work from home, as a gym or as a space for children to play.

#### Garden Office

Accessed via the garden with doors and windows to front, lighting overhead and electric points throughout.



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#### 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 D.

#### 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.






## FLOORPLAN

**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.

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

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Hagley  
129 Worcester Road  
Hagley  
DY9 0NN

T: 01562 270 270

E: [hagley@grovepropertiesgroup.co.uk](mailto:hagley@grovepropertiesgroup.co.uk)

W: [www.grovepropertiesgroup.co.uk](http://www.grovepropertiesgroup.co.uk)

