



Grove.

FIND YOUR HOME

Sunrise, Holy Cross Green, Clent, DY9 0HG

Guide Price £260,000

Sunrise

Grove Properties are delighted to present Sunrise, a beautiful two-bedroom terraced home in the heart of Clent! Located just off Holy Cross, this property is just a short walk away from the local village pub, volunteer run shop called Clent Connect, schooling at both nursery and primary school level along with many stunning countryside walks.

Comprising a welcoming living room with feature fireplace, cottage style kitchen, two bedrooms, bathroom and w.c., Sunrise provides a cosy, character filled retreat for its owners and is a home to be proud of. The loft space with its unique access is a real talking point and quirky feature, adding to the individuality this home provides!

The outdoor space on offer not only consists of a courtyard garden to enjoy the warmer months but with the large lawn to the rear, residents have an ideal place to host friends and family for those special occasions or summer barbeques.





Approach

Approached via step up to front door with covered awning.

Living Room

A cosy space with sash window to front, two central heating radiators and traditional wood flooring throughout. There is a lovely feature fireplace with mantle and built in shelving for storage, along with an understairs storage cupboard and doorway through into the kitchen.

Kitchen

With obscured window to the rear, central heating radiator and original tiled flooring. There are fitted wall and base units with worksurface over, one and a half bowl sink with drainage and cooker with four ring hob and extractor fan over. This space also offers room for a fridge freezer and dining table and chairs and features a clever storage cupboard within the open fireplace. There is a door to the rear for access to the garden and further door gives access to the stairs leading to the first-floor landing.

First Floor Landing

With central heating radiator, doors leading to the two bedrooms, bathroom and w.c. There is also a door through into a storage cupboard which cleverly also offers access to the staircase leading to the loft room.

Bedroom One

With sash window to front, central heating radiators and fitted wardrobe for storage.

Bedroom Two

With sash window to front and central heating radiator.

Bathroom

With obscured window to rear, central heating radiator and heated towel rail. There is a pedestal sink, large alcove with fitted bath and tiled surround, along with large cupboard which offers space and plumbing for a washer dryer.

W.C.

With obscured window to rear and w.c.

Loft Room

A fabulous multi use space with Velux window to rear, this room would be perfect as an office space, music room, hangout space for families with teenagers or as storage.

Garden

This charming property benefits from a large lawned garden area shared amongst residents along with a courtyard seating area to enjoy a morning cup of tea or a warm summers evening!



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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

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.

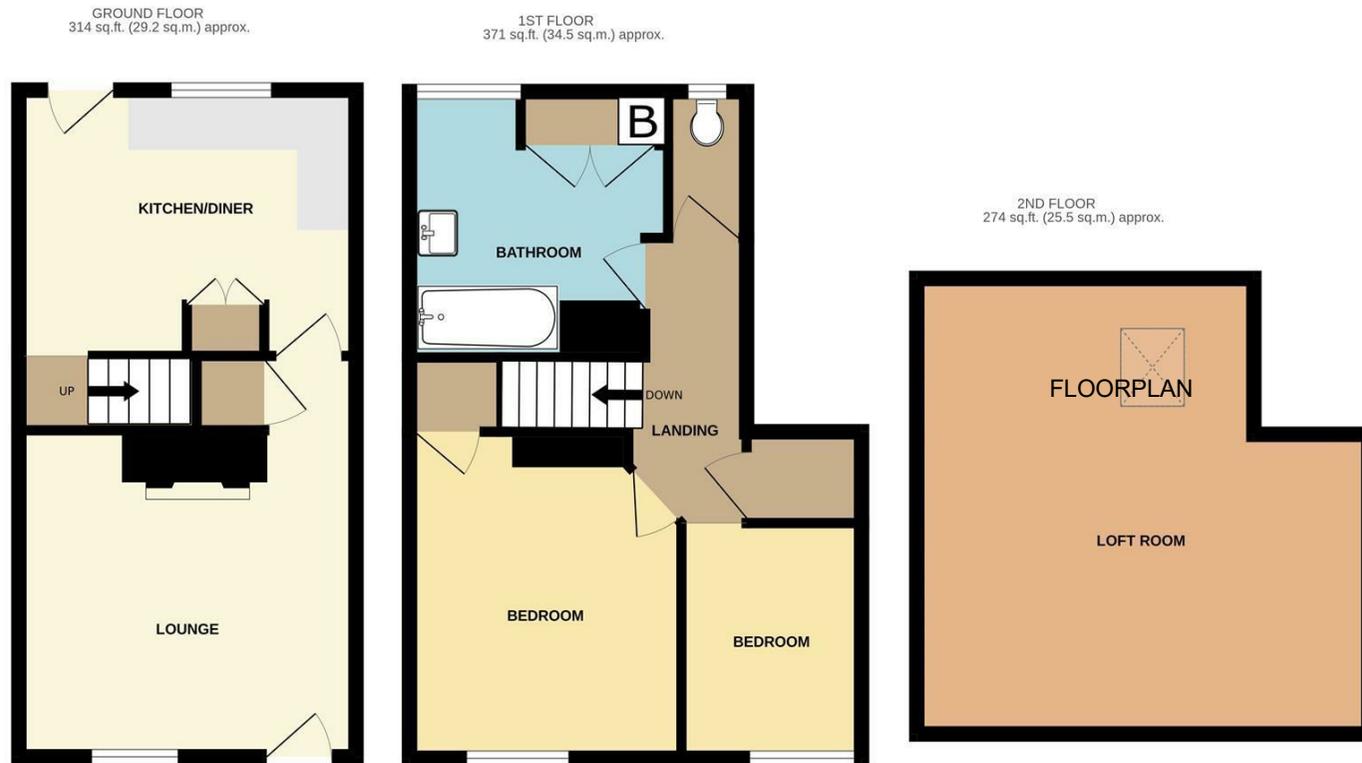
The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee 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.



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TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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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) A			
(81-91) B			
(69-80) C			75
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	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

W: www.grovepropertiesgroup.co.uk