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Conifers, Belbroughton Road, Clent, DY9 9RB

Guide Price £550,000

# Conifers

Positioned in the charming area of Clent, this delightful link-detached bungalow on Belbroughton Road offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for relaxation and entertaining guests. The well-proportioned two bedrooms makes it an ideal home for couples or small families.

The surrounding area is known for its picturesque landscapes and friendly community, making it a wonderful place to call home and offers various amenities such as the volunteer run Clent Connect- a shop and café combined, along with schooling at primary school level and various pubs and eateries. For those who enjoy the outdoors, there are plenty of beautiful countryside walks, along with the National Trust Clent Hills which can also be admired from the conservatory and garden of the property itself.

Whether you are looking to downsize or seeking a peaceful abode, this property presents an excellent opportunity. With its prime location and charming features, this bungalow is sure to attract those who appreciate both comfort and a tranquil lifestyle.

Viewings are through our Hagley branch and are by appointment only.







### Approach

Approached via driveway with large lawn to front, mature trees and access to the garden via side gate.

### Porch

With double glazing windows to front and door through into the entrance hall.

### Entrance Hall

With central heating radiator, wood flooring and door through to a large walk in cloak cupboard with wardrobes for storage. Doors lead to:

### Living Room 11'1" x 16'8" (3.4 x 5.1)

With double glazing bow window to front, two double glazing windows to side, central heating radiator and feature fireplace with log burner.

### Kitchen 11'1" x 13'9" (3.4 x 4.2)

With double glazing window through into the conservatory, central heating radiator and tiling to floor and splashback. There are fitted wall and base units with worksurface over, sink with drainage and hob with extractor fan over. Integrated appliances include an oven and dishwasher and there is space for a fridge freezer. Door leads through into the conservatory.

### Conservatory 15'5" max 9'6" min x 12'1" max 3'7" min (4.7 max 2.9 min x 3.7 max 1.1 min)

With double glazing windows surrounding and French doors to the side, central heating radiator and tiling to floor. Door leads through into the utility space.

### Utility Room

With space and plumbing for white goods and house boiler.

### Bedroom One 10'2" x 11'9" (3.1 x 3.6)

With double glazing window to front, central heating radiator and large storage cupboard with double doors.

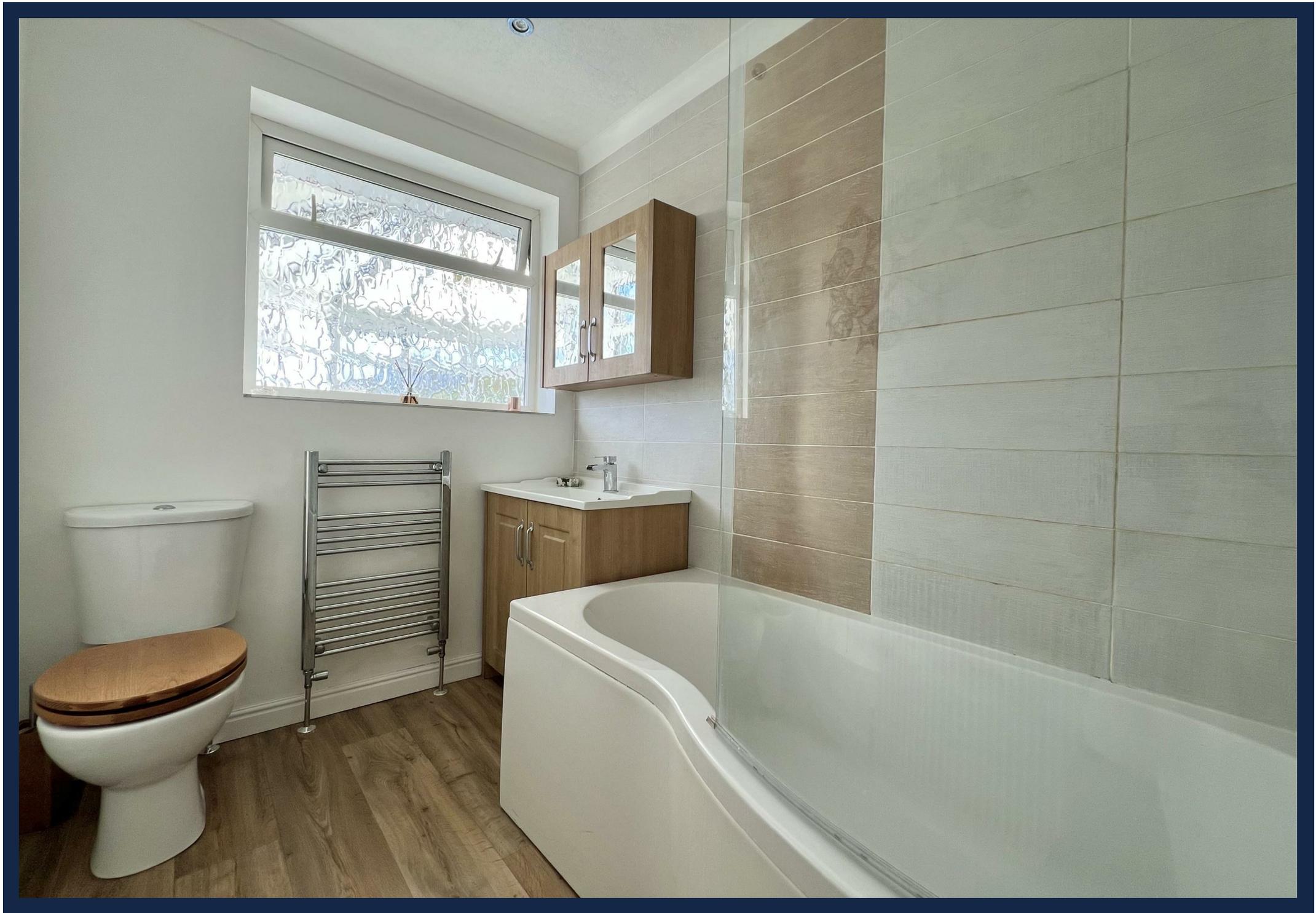
### Bedroom Two 8'6" x 11'9" (2.6 x 3.6)

With double glazing window to rear, central heating radiator and storage cupboard.



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### Bathroom

With obscured double glazing window through into the conservatory, central heating radiator and chrome towel rail. There is a fitted vanity sink with tiled splashback, w.c. and a P shape bath with shower overhead.

### Garage 8'2" x 15'8" (2.5 x 4.8)

With window to rear, garage door to front, lighting overhead and electric points.

### Garden

A tranquil space boasting far reaching views of the Clent Hills and offering a paved wrap around patio area, steps up to large lawn and established borders with mature shrubs and fence panels.

### 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.



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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.

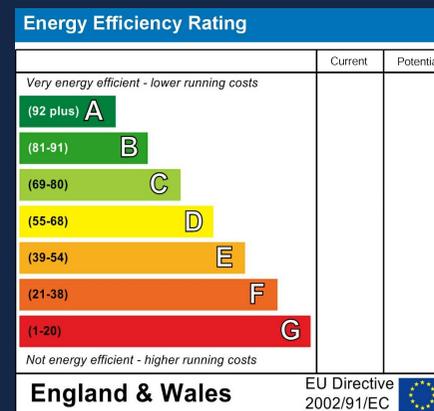
## FLOORPLAN

**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.



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