



Grove.

FIND YOUR HOME

314 Barnett Hill, Clent, DY9 0EF

Asking Price £600,000



# 314 Barnett Hill

A completely renovated and modernised family home, 314 Barnett Hill is charming property and ready to move into!

Located between Clent, Belbroughton and Blakedown, residents have easy access to the local amenities within each village such as a GP surgery, various pubs and eateries, a post office and schooling at primary school level.

For commuting, Blakedown train station provides direct links to Worcester and Birmingham and the local motorway networks are just a short drive away.

Having undergone a full renovation including electrics, windows and doors and a landscaped garden, this home offers a large reception room with space for a dining area, a kitchen diner and downstairs w.c. Upstairs you will find the three bedrooms, the main bedroom with ensuite and a further family shower room.

Externally, the garden offers views of the nearby countryside and parking for multiple vehicles is accommodated via the large gated driveway and garage.

Viewings are through our Hagley branch and are highly recommended!













## Approach

Approached via gated stone chipped driveway with lawn to front, side access through to the garden and a beautiful oak porch with slate roof.

Living Room 20'11" max x 24'3" max (6.4 max x 7.4 max)

With two double glazing windows to front, two central heating radiators and feature fireplace with log burner. There are bifold doors to the rear out to the garden, stairs leading to the first floor landing with understairs storage cupboard and doors leading to:

## W.C.

With w.c., sink and heated towel radiator.

Kitchen 20'8" max x 11'5" max (6.3 max x 3.5 max)

With double glazing window to front, bifold doors to the rear and electric radiator. There is a variety of fitted wall and base units with worksurface over, sink with drainage and integrated fridge freezer and dishwasher. There is also an integrated washing machine and tumble dryer along with space for a dining table and chairs. Further door gives external access to the side.

## First Floor Landing

With doors leading to:

Bedroom One 12'5" max x 13'1" max (3.8 max x 4.0 max)

With large apex double glazing window to rear, electric radiator and door through into the ensuite.

## Ensuite

With tiling to floor and splashback and heated towel radiator. There is a low level w.c., hand wash basin and shower with hand held and drench head over.

Bedroom Two 8'6" max x 8'6" max (2.6 max x 2.6 max)

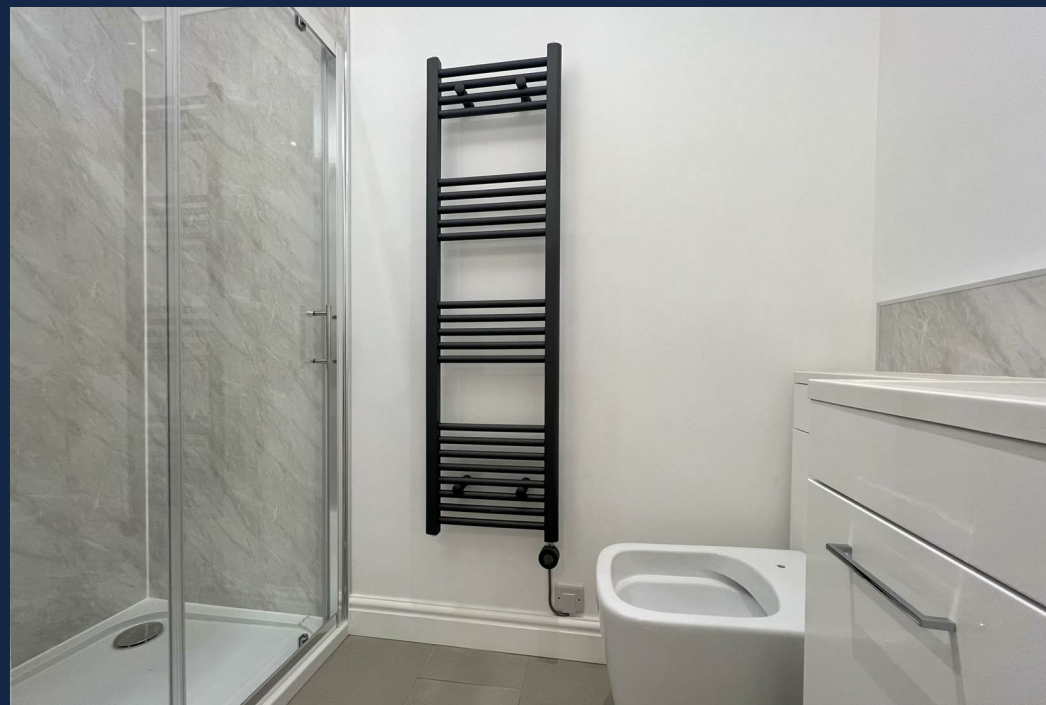
With double glazing window to front, electric radiator and access to the loft via hatch.

Bedroom Three 7'10" max x 8'6" max (2.4 max x 2.6 max)

With double glazing window to front and electric radiator.

## Shower Room

With obscured double glazing window to front, heated towel radiator, low level w.c., sink and corner shower cubicle with hand held shower and drench head over.









Garage 21'3" x 8'10" (6.5 x 2.7)

With electric roller shutter garage door to front, French doors to rear and further door to side.

Garden

With large paved patio area, lawn and established borders with 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 A.

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.



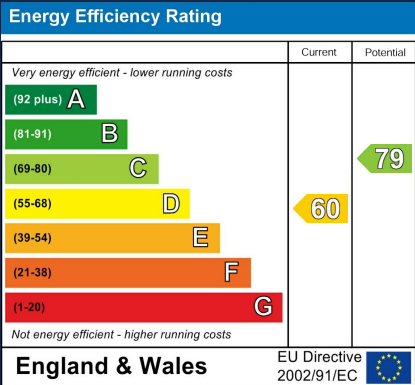
TOTAL FLOOR AREA : 1239 sq.ft. (115.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.



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