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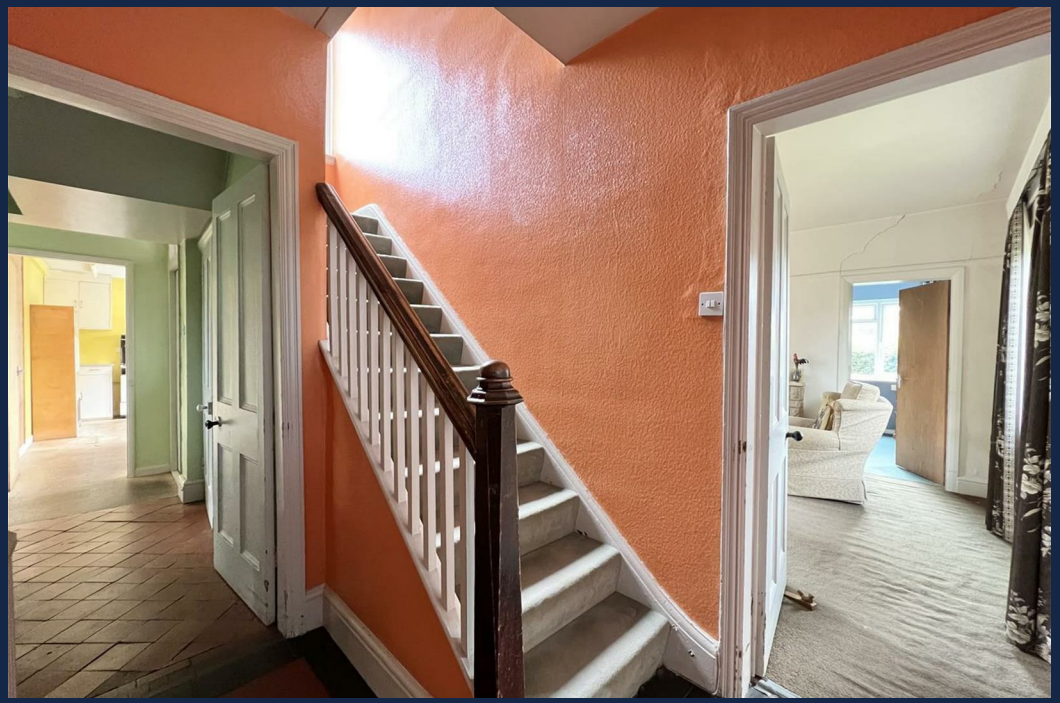
FIND YOUR HOME

Orland Church Avenue, Clent DY9 9QS

By Auction £425,000

A family home that is a charming and unique, offering excellent potential in the heart of Clent! This property is ideal for those wishing to be close to urban civilisation yet within walking distance of the ever popular National Trust Clent Hills. The nearby villages of Hagley and Belbroughton are within easy reach and offer excellent pubs and restaurants, with the additional benefit of good primary and secondary schools. It is ideally located for the commuter with access to the motorway network at junctions 3 and 4 of the M5 motorway along with train stations in Hagley, Stourbridge Junction and Blakedown.

The property comprises of a welcoming hallway giving access to three reception rooms, with one previously used as a bedroom, kitchen, utility, downstairs shower room and bedroom. On the first floor you will find two excellent sized bedrooms with a potential for a forth bedroom or remain as a study and family bathroom. The property has a wrap around garden with large lawn area to front and steps leading down to Church Avenue and parking to the rear. Viewings are highly recommended! EPC=D DAG 1/11/24 V2









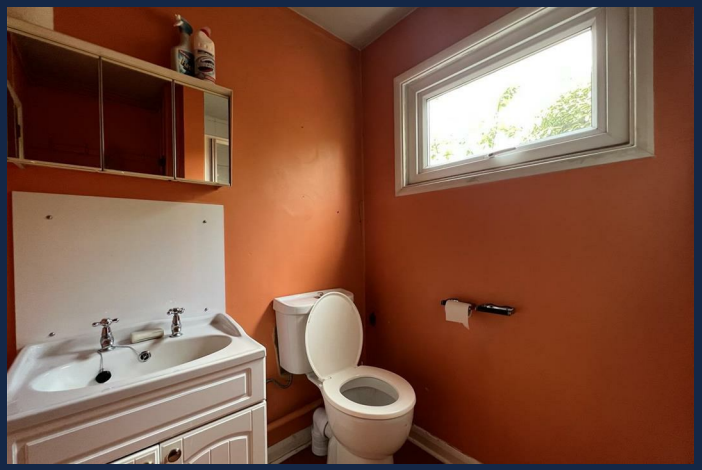


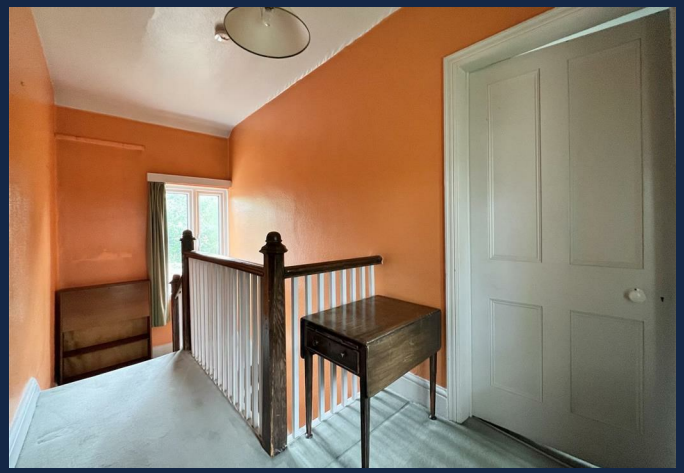














Approach
Via steps from Church Avenue to front elevation or from parking at the rear accessed from Kings Meadow.

Hallway
Quarry tiling to floor, central heated radiator, stairs to first floor and doors radiating to:

Dining Room 13'1" x 11'2" (4 x 3.4)
Double glazed bay window to front, central heated radiator and original brick fireplace.

Lounge 15'1" x 12'2" (4.6 x 3.7)
Double glazed window to rear and French doors to front, central heated radiators, Belbroughton fireplace with open fire and door leading to:

Snug/Bedroom Four 13'5" x 11'6" (4.1 x 3.5)
Double glazed dual windows to front and side, central heated radiator.

Utility 12'6" x 7'3" (3.8 x 2.2)
Double glazed window to side, quarry tile flooring, tiled recess housing boiler, butler sink, plumbing for white goods and access to store cupboard.

Rear Lobby
Giving access to rear garden and doors leading to kitchen, downstairs shower room and bedroom three. Agents note: This extension to the property is a non-traditional construction.

Kitchen 15'9" x 8'10" (4.8 x 2.7)
Double glazed dual aspect windows to side and rear, central heated radiator, fitted wall and base units with work surface over and sink with drainage, space/plumbing for white goods and free standing cooker.

Downstairs Shower room
Double glazed window to side, central heated radiator, low level w.c., vanity unit and fitted shower cubicle.

Bedroom Three 8'10" x 11'6" (2.7 x 3.5)
Double glazed window to side, central heated radiator and fitted wardrobes.

First Floor Landing
Double glazed dual windows to front and rear, doors leading to:

Bedroom One 15'1" x 12'2" (4.6 x 3.7)
Double glazed dual windows to rear and front, two central heated radiators, door leading to potential bedroom four.

Potential Bedroom Four 15'1" x 10'2" max 9'6" min (4.6 x 3.1 max 2.9 min)
Double glazed dual windows to front and side, central heated radiator.

Bedroom Two 11'6" x 10'6" max 9'10" min (3.5 x 3.2 max 3 min)
Double glazed window to rear, central heated radiator.















Family Bathroom
Double glazed window to front, tiling to half wall, heated towel rail, low level w.c., fitted storage with wash hand basin and fitted 'P' shaped bath.

Garden
Large lawn area to front with wrap around pathway to rear with patio area and access to parking.

Council Tax Band
Tax band is F.

Tenure
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.

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 Fee's
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.

Auction
This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm



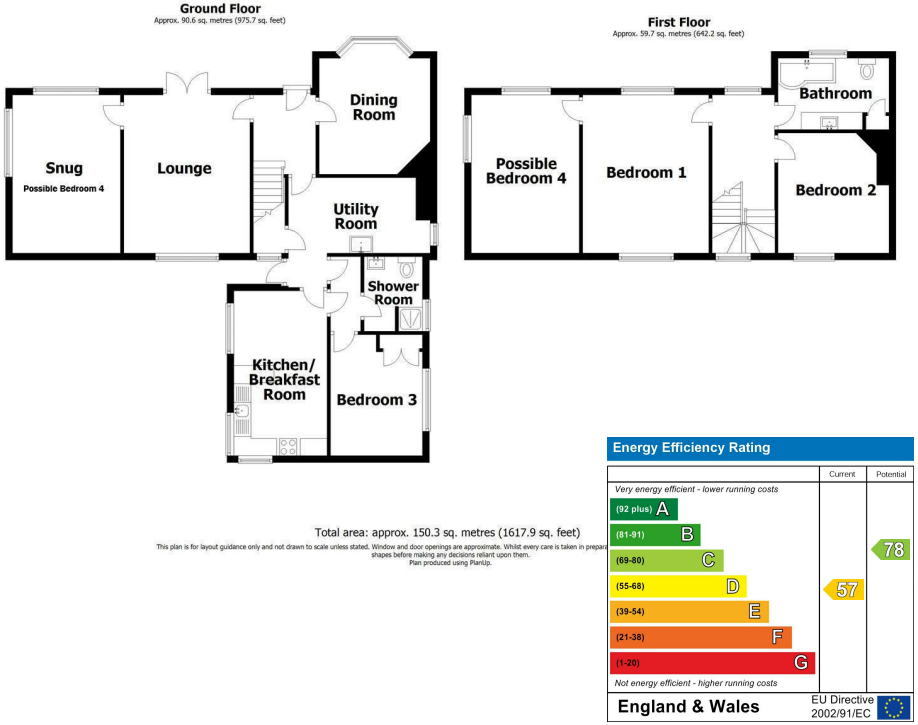






acceptance of terms prior to solicitors being instructed. Copies of the Reservation from and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.5% to a minimum of £6,600.00 including VAT 4.5% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,600.00 including VAT. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation from and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the

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IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or it's 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.

Saturday 9.00AM – 1.00PM.

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