Scriven & Co.
Est. 1937

Residential Sales



Cobblers Cottage, Holy Cross Green, Clent, Stourbridge, DY9 0HG

Offers In The Region Of £375,000

- A CHARMING COTTAGE IN THE IDYLLIC VILLAGE OF CLENT
- GENEROUS SIZED KITCHEN DINER & LIVING ROOM
- TWO WELL-PROPORTIONED BEDROOMS AND SHOWER ROOM TO FIRST FLOOR
- PRACTICAL DOWNSTAIRS W.C. & USEFUL UTILITY ROOM
- DELIGHTFUL REAR GARDEN
- DETACHED DOUBLE GARAGE WITH PITCHED ROOF
- AVAILABLE WITH NO UPWARD CHAIN

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An excellent opportunity to acquire this charming two-bedroom cottage, situated in the picturesque village of Clent. The property offers well-proportioned accommodation, complemented by a delightful rear garden and impressive double garage with pitched roof. Further benefiting from NO UPWARD CHAIN, this lovely home is well worthy of an internal inspection.

Cobblers Cottage briefly comprises: enclosed porch, through lounge, spacious kitchen diner, utility, downstairs WC, landing, two good sized bedrooms, first floor shower room, gas boiler serving radiators, double garage, attractive rear garden, double glazing as specified.

ENCLOSED PORCH (side/rear)
Double glazed door, double glazed windows, tiled floor finish, multi panel single glazed door opening onto through lounge.

THROUGH LOUNGE (rear/side/front) 3.73m x 5.79m max (3.87m)
Double glazed bow windows to rear and side, two panel radiators, multi panel single glazed double doors opening onto kitchen diner.

KITCHEN DINER (rear) 5.17m x 3.63m max
Panel radiator, double glazed bow window (which overlooks neighbours garden), extractor, recessed spotlights to ceiling. Kitchen fitted with base units with cupboards and drawers, worktops with tiled splash backs, bowl and a half single drainer stainless steel sink, cooker, four ring gas hob, breakfast bar, store cupboards at high level, stable door onto utility.

UTILITY (front)
Double glazed door and double glazed window, strip light to ceiling, worktop, plumbing for washing machine, store cupboard, cupboard housing gas boiler, further store cupboard.

WC
WC with push button flush.

Staircase from kitchen diner leading to first floor accommodation.

FIRST FLOOR LANDING (inner/front)
Double glazed window to front, doors off.

SHOWER ROOM (front)
Double glazed key light window with blind, wash hand basin with mixer tap, tiled splashback, WC with push button flush, heated towel rail, shower cubicle, extractor,

BEDROOM ONE (rear) 3.68m x 3.65m
Access to roof space, double glazed window, panel radiator.

BEDROOM TWO 4.08m (2.32m) x 3.37m
Two double glazed windows, panel radiator.

REAR GARDEN
The property benefits from a delightful rear garden with stone chipped patio area and lawn.

DOUBLE GARAGE 5.58m x 5.33m
Two garage doors to front (one is electric)

COUNCIL TAX BAND D (Bromsgrove)

TENURE
We are verbally advised the property is freehold. The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

SERVICES
The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FIXTURES AND FITTINGS
All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale. However, fitted carpets, curtains and certain other items may be taken at a valuation to be agreed.

Money Laundering Regulations –
In order to comply with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide satisfactory photographic identification, proof of address/residency, verification of the source of funds for the purchase (including supporting bank statements evidencing any deposit monies), and a copy of a mortgage Agreement in Principle from the appropriate lender where applicable.
Customer due diligence will normally be validated through an electronic verification process. This means certified hard copies are not usually required. However, we reserve the right to request copies of identification or address documents where considered necessary, to satisfy our legal or compliance obligations. All parties involved in the purchase must complete this verification at a charge of £54.00 including VAT per person.

Extra services -
By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money from any of these services or referrals the agent or the connected person would keep this commission or fee. Part of the payment for these extra services will be paid to the agent as a result of the referral.
Scriven & Co offers the following services and has the following referral arrangements in place:
Scriven & Co routinely refers sellers (and buyers) to Infinity Financial Advice. It is the clients' or buyers' decision whether to choose to deal with Infinity Financial Advice. Should the client or a buyer decide to use Infinity Financial Advice the client or buyer should know that Scriven & Co receive a payment from Infinity Financial Advice equating on average to a figure in the order of £200 per referral.
Scriven & Co routinely refers sellers (and buyers) to certain firms of solicitors/conveyancers. It is the clients' or buyers' decision whether to choose to deal with any of the

referral companies. Should the client or a buyer decide to use any of these companies the client or buyer should know that Scriven & Co receive a payment from these companies equating to a figure in the order of £100-£200 per referral. We are informed that the solicitors/conveyancers are happy to pay this referral fee to ourselves 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.
The agent routinely refers sellers (and buyers) to a Removals and Storage Company. It is the clients' or buyers' decision whether to choose to deal with the Removals and Storage Company. Should the client or a buyer decide to use the Removals and Storage Company the client or a buyer should know that the agent receives a referral fee to the value of £70 plus VAT from them for recommending a client or buyer to them.

Useful links for property information:

Find information about a property in England or Wales:
https://search-property-information.service.gov.uk

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with: https://checker.ofcom.org.uk

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance: https://www.gov.uk/request-flooding-history

Long term flood risk check of an area in England:
https://www.gov.uk/check-long-term-flood-risk

Service provider information: we would suggest the following:

Gas supply:
https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator
https://www.findmysupplier.energy

Electric supply:
https://www.energynetworks.org/customers/find-my-network-operator
https://www.nationalgrid.co.uk

Water supplier:
https://www.ofwat.gov.uk/households/your-water-company
https://www.water.org.uk/customers/find-your-supplier

Consumer code for house builders:
https://consumercode.co.uk

VIEWING
By appointment with Scriven & Co. Residential Sales Department on 0121-422-4011 (option 1).

Important notices
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.
VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).



















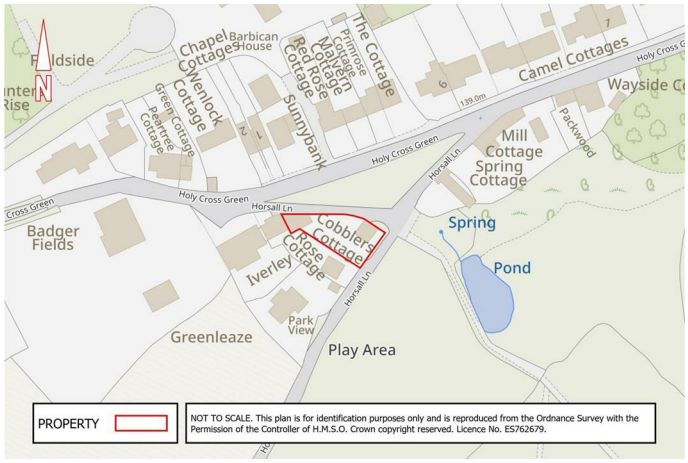






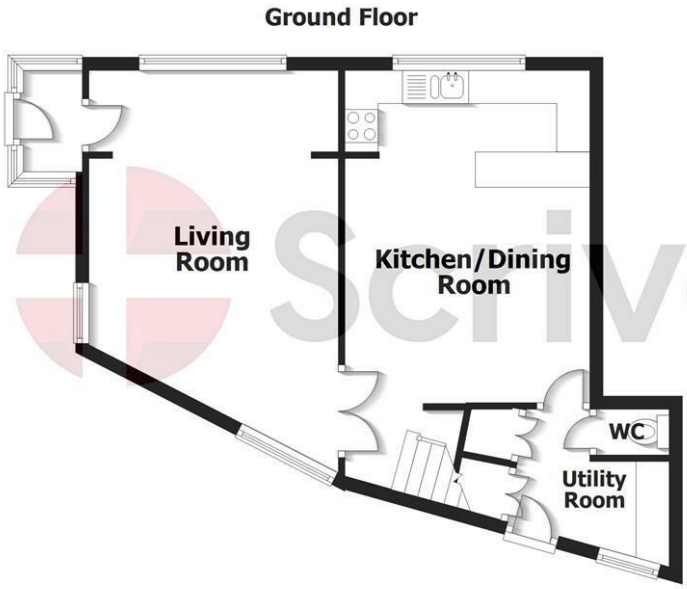


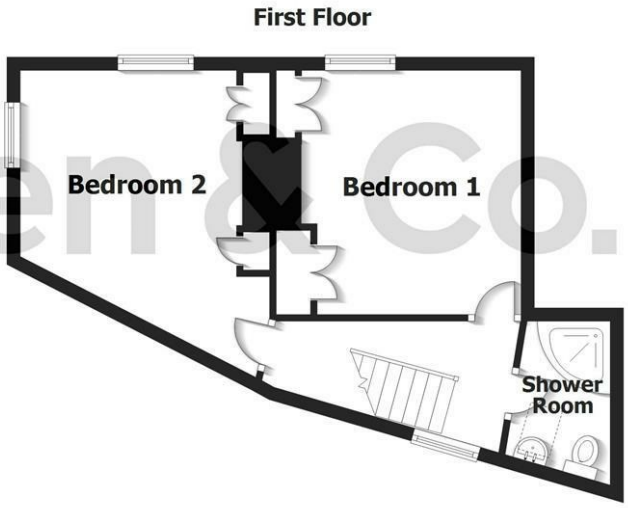



Fieldside
Chapel Cottage
Barbican House
Wenlock Cottage
Green Cottage
Peartree Cottage
Sunnybank
Red Rose Cottage
Primrose Cottage
The Cottage
Camel Cottages
Wayside
Packwood
Mill Cottage
Spring Cottage
Holy Cross Green
Horsall Ln
Cross Green
Badger Fields
Cobblers Cottage
Rose Cottage
Iverley
Spring
Pond
Park View
Greenleaze
Play Area
PROPERTY
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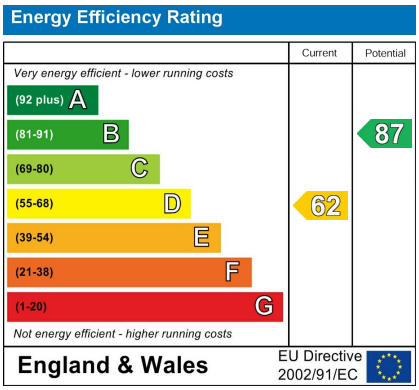
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