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Sales, Lettings, New Homes & Commercial

Third Stone
Adams Hill
Clent
Stourbridge
DY9 9PS



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&
HIPKISS**

www.waltonandhipkiss.co.uk

Third Stone, was completed around 2011, located on the upper slopes of Adams Hill which sits fairly and squarely on the flanks of the beautiful National Trust owned Clent Hills.

Third Stone offers a deceptive array of generously proportioned accommodation that will not fail to impress, together with a level of specification and finish. Presenting the perfect 'lock up and leave' option, the Third Stone has a beautifully landscaped courtyard garden at its rear demanding minimal maintenance as well as integral garaging.

Stylishly appointed dining kitchen boasting polished granite working surfaces together with a deep glazed Belfast sink and an extensive range of base and wall mounted storage options in cream. A number of integrated appliances include a four ring gas hob, electric oven, dishwasher and fridge freezer. The floor is tiled throughout and has ample space for a dining table with views to the front toward adjacent cottages on Adams Hill.

A lovely rear lounge offers generous, bright and contemporary living space with solid oak floor and matching doors to adjacent rooms. Twin double glazed french doors open to the sunny courtyard garden and an attractive marble fire surround with living flame gas fire adds focus.

The utility room is finished with polished granite working surfaces and cream storage units together with positions suitable for white goods and a further pedestrian door opens to the rear garden. It also houses the Worcester gas fired combination boiler, a well appointed fitted cloakroom opens off and the utility also provides interior access to the garage.

FIRST FLOOR are three double bedrooms, A luxury contemporary bathroom ware in white. Loft storage has a ladder, lighting and is boarded.

Outside, the four properties within this exclusive small community sit behind a block paved approach screened by a low brick wall surmounted by railings. The property has a parking space to the front in addition to an integral garage with electric up and over door. The rear courtyard garden enjoys the morning and afternoon sun with a further backdrop of ground cover planting at the higher level. Exterior lighting is attached.

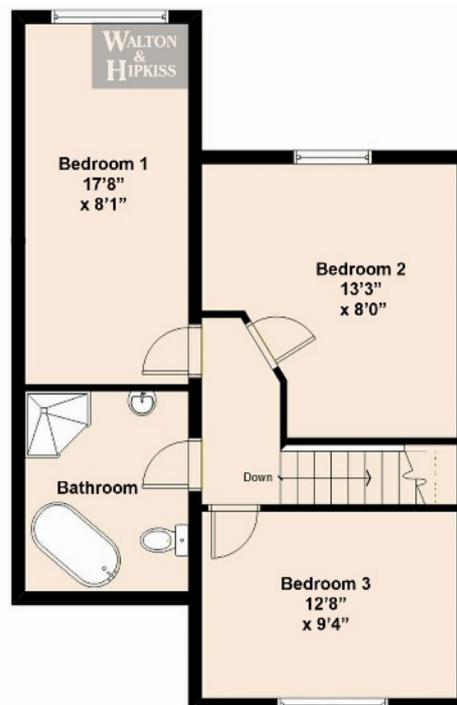
Third Stone represents an deal low maintenance home that will suit a family or downsizer alike.

The Location

Adams Hill is a Hamlet nestling on the flanks of the National Trust owned Clent Hills that stretch for some 400 acres and rise to around a thousand feet with views as far as the Welsh border. Whilst a perfect base for exploring the hills themselves, for the less strenuous there are two excellent 'gastro' pubs (The Four Stones and The Fountain) within staggering distance and Hagley Village offers wide ranging amenities including schools of excellent repute suiting all age ranges (not forgetting Clent C of E Primary School itself), shops, medical needs and railway services running between Kidderminster and Stourbridge. The M5 motorway network is accessible from Bromsgrove or Halesowen with Birmingham City Centre easily reached approximately 10 miles away. Clent undoubtedly remains one of the most keenly sought semi rural bases with delightful countryside walks on your very door step and yet most day to day amenities not far distant.



Ground Floor



First Floor





IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.

All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.

HAGLEY
01562 886688

STOURBRIDGE
01384 392371

KIDDERMINSTER
01562 519777



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