



Banks Close

Hallow | WR2 6NE

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An immaculately presented executive three bedroom detached home with double garage and beautifully landscaped garden, benefitting from not being over looked. Situated in the sought-after Pipers development in Hallow and offering a perfect blend of modern living and eco-friendly features such as solar panels.

Location & Education:

Hallow is situated a few miles from the cathedral city of Worcester, with easy access to the motorway networks, the picturesque Cotswolds and the stunning countryside of Worcestershire. The delightful village of Hallow offers a church, primary school, village hall and playing field, village shops, post office, tennis club and a popular village pub.

This delightful modern build property is conveniently situated on the outskirts of Worcester City which offers a tremendous range of amenities including retail shops, extensive variety of bars, restaurants and cafés, as well as cultural and sporting venues.

Worcester (2 miles), Cheltenham (27 miles), Birmingham (32 miles). (All miles are approximate).

There are excellent local schools in the catchment including the highly regarded Hallow Primary School and Chantry High School in Martley, and a choice of highly regarded independent schools including Kings School Worcester and RGS Worcester.

Accommodation:

Entrance hallway, w/c, sitting room, kitchen/dining and family room, three bedrooms with en-suite shower room and bathroom. Double garage.





The vendors have upgraded the general specifications throughout the property to offer an extremely well appointed energy efficient, luxurious home, completed in 2021.

Ground floor accomodation:

The welcoming entrance hallway is finished with a wooden floor and glazed doors that lead into the kitchen and sitting room. The w/c is also accessed off the hallway.

The kitchen/dining and family room really does offer the wow factor and is a wonderful space to enjoy with family and friends. The kitchen features an array of wall and base units with great storage and features an island, all finished with upgraded granite work surfaces. Bosch appliances include an integrated fridge/freezer, dishwasher, double oven and induction hob. There is space for a washing machine and a tumble dryer. The sink benefits from a waste disposal unit and an instant boiling water tap both by Insinkerator. This delightful room has space for a dining table and chairs and an area that can accomodate additional seating whilst looking out onto the landscaped garden with a picture window and french doors that lead directly onto the patio.

The dual aspect sitting room is a delightful room with feature wall and electric fire. There is a lovely sense of flow to this property with a glazed door to the sitting room off the hallway and double glazed doors from the kitchen.

First floor accomodation:

The landing has doors leading to three bedrooms and a bathroom. The master bedroom benefits from double fitted sliding wardrobes and has a well appointed en-suite shower room.

Outside:

Externally, the property benefits from a neatly landscaped rear south facing garden, perfect for outdoor activities and summer gatherings. This property benefits from one of the best plots as it is not overlooked from the rear garden.





There is an outside tap , double electric socket and a shed.

The inclusion of an EV charging point, solar PV panels and battery, highlights the home's commitment to sustainable living. To the side of the property is a driveway with a double garage consisting of two single doors, both upgraded with electrics. One up and over door and one roller door. The front of the property has been beautifully landscaped.

Services:

Mains water, electricity, gas and sewage. Solar panels - owned outright by the sellers.

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

Administration Deposit:

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

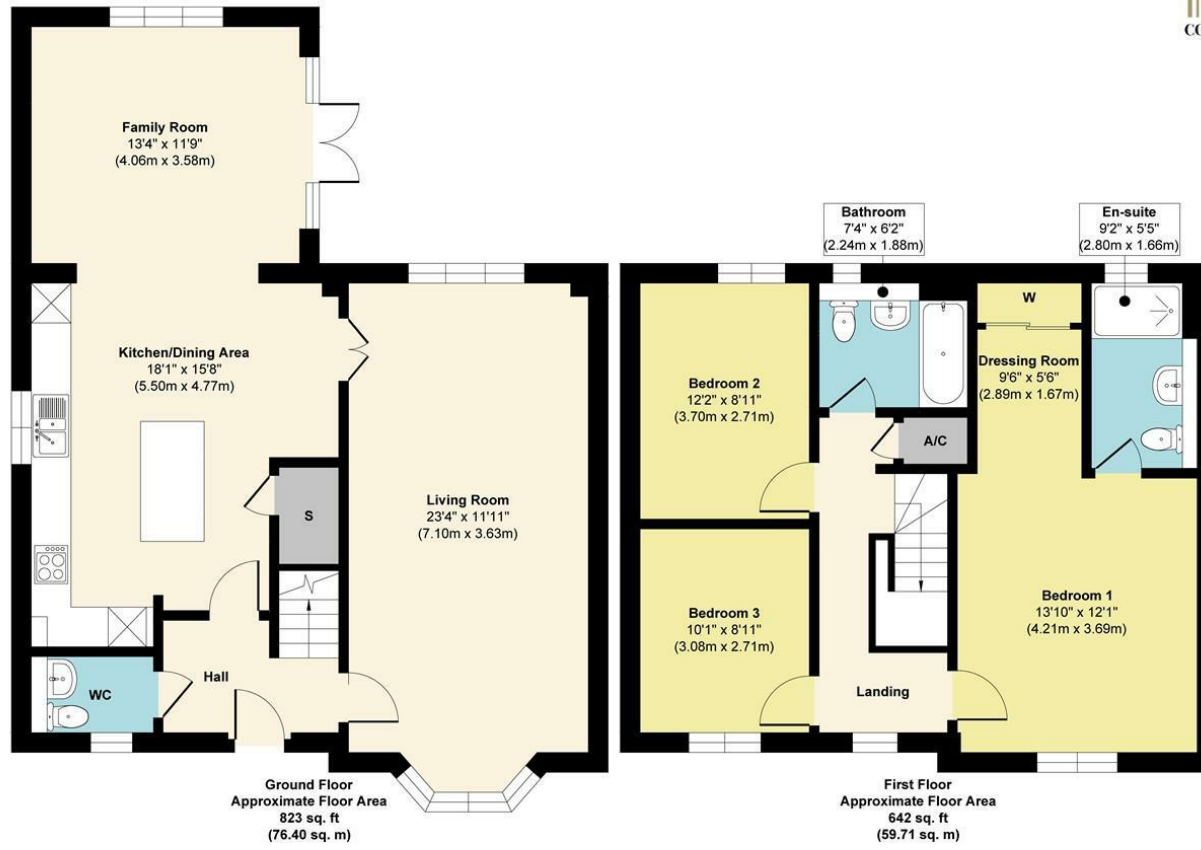
RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings of services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Please note that viewings are strictly by appointment only on 01905 691043.





4 Banks Close



Approx. Gross Internal Floor Area 1465 sq. ft / 136.11 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-58) D		
(9-34) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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