



Allan Morris
estate agents

8, Chapel Close, Leigh Sinton, Worcestershire,
WR13 5BP

 **MAYFAIR**
OFFICE GROUP

Chapel Close, Leigh Sinton, WR13 5BP

A well presented detached family home located in the popular village of Leigh Sinton and within catchment of popular local schools. Situated at the end of a cul-de-sac along a private driveway, the accommodation comprises; Entrance hall, WC, sitting room, dining room, study/snug, kitchen breakfast room and utility. Whilst to the first floor are four good bedrooms, the master bedroom with en-suite shower room and family bathroom. With gas central heating, double glazing throughout, garage, off road parking for at least three vehicles and front and private rear gardens. A viewing is strongly advised to fully appreciate the location and generous proportions of this property. EPC Rating D



ENTRANCE HALLWAY

Spacious entrance hallway, composite front door, side facing uPVC window, staircase leads to the first floor, wooden spindle banister, radiator, doors to:

SITTING ROOM 18'2" x 14'9" (5.56m x 4.50m)

Dual aspect front facing bay window, rear facing uPVC patio doors to the rear garden, brick built fireplace with open fire, television point, two radiators, wall light points.

DINING ROOM 11'9" x 10'7" (3.59m x 3.24m)

Rear facing uPVC window, radiator.

STUDY 15'8" x 8'11" (4.80m x 2.73m)

Front facing window, radiator.

KITCHEN 15'1" x 8'10" (4.61m x 2.71m)

Dual aspect, rear and side facing uPVC window, range of wooden eye and base level units, worktop with one and a half sink and drainer unit, electric double oven, gas hob, dishwasher, space for further appliances.

UTILITY 7'8" x 4'9" (2.35m x 1.45m)

Rear facing uPVC window, side facing uPVC door to side paving, worktop with storage below, sink and drainer, radiator, door to:

GARAGE 15'11" x 7'11" (4.87m x 2.42m)

Metal up and over door, side facing window, wall mounted Worcester gas boiler, light and power.

FIRST FLOOR LANDING

Spacious landing with side facing uPVC window, wooden spindle banister, double airing cupboard housing hot water tank, loft access hatch.

BEDROOM ONE 14'9" x 11'10" (4.51m x 3.61m)

Rear facing uPVC window, double built in wardrobe, radiator, door to:

EN-SUITE 6'9" x 5'10" (2.07m x 1.79m)

Side facing obscure uPVC window, corner shower cubicle, low level WC, wash basin, radiator.

BEDROOM TWO 11'8" x 10'8" (3.58m x 3.27m)

Rear facing uPVC window, radiator, wood effect floor.

BEDROOM THREE 10'8" x 8'11" (3.27m x 2.72m)

Side and rear facing uPVC window, radiator.

BEDROOM FOUR 9'9" x 9'2" (2.99m x 2.80m)

Front facing uPVC window, radiator.

BATHROOM 6'11" x 5'4" (2.13m x 1.64m)

Side facing obscure uPVC window, panel bath with electric Mira shower over, low level WC, wash basin, radiator, tiled floor.

OUTSIDE - FRONTAGE

Driveway to fore of garage for three cars, rest of garden level to lawn with gated side access.

REAR GARDEN

Laid to lawn, enclosed by timber fencing with gated side access, outside tap, specimen trees.

DIRECTIONS

From the Allan Morris office in Worcester Road, leave Malvern in a northerly direction towards Malvern Link. At the traffic lights turn left and then bear right towards Leigh Sinton along the Newtown Road, this then becomes Leigh Sinton Road continue for approximately three miles where the turning for Chapel Close is on the left. The property is found straight ahead, bearing slightly left. For further details or to book a viewing, please call the Malvern Office on 01684 561411.

ADDITIONAL INFORMATION

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars, but includes carpets, curtains, blinds and light fittings.

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: F

ENERGY PERFORMANCE RATINGS: D63 Current: Potential: C76

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

ASKING PRICE - £485,000



Approximate total area⁽¹⁾
157.79 m²

Reduced headroom
1.2 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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