



Allan Morris
estate agents

**Birchwood Lodge, Birchwood,
Storrige, WR13 5EZ**

 **MAYFAIR**
OFFICE GROUP

Birchwood, Storridge, WR13 5EZ

We are delighted to offer this charming period property with outstanding far reaching views and an elevated position. Set in a delightful two acre plot in the pretty village of Storridge is well placed for easy access to Great Malvern but also a short journey from Worcester and Hereford. The property has flexible accommodation with bedrooms and bathrooms on the ground level and the first floor. Comprising; entrance hallway, 5 bedrooms, 2 bathrooms, open plan living dining room with far reaching views, snug, kitchen area and utility room & cloakroom. The property also benefits from double glazing, solar panels, gas central heating, ample parking a detached double garage and parking for several vehicles. Delightful garden, two small paddocks and a small parcel of woodland. EPC- C. The property has an interesting history as it inspired the famous composer Edward Elgar between 1898 -1903 as this was his much loved country retreat.



ENTRANCE

Above the main entrance is a plaque recording the famous composer Edward Elgar's time at the property, through composite door into:

HALL

Doors to the living room, sitting room, bedroom 4/study and under stairs storage.

SNUG 12'5" x 12'7" (3.81m x 3.84m)

uPVC double glazed window to the front aspect, radiator.

BEDROOM FOUR/STUDY 12'7" x 11'7" (3.85m x 3.54m)

uPVC double glazed window to the front aspect, radiator.

KITCHEN 22'8" x 12'8" (6.92m x 3.88m)

uPVC double glazed window to the rear aspect., door to the utility

room, open plan to dining area, range of wall and base units with gas fired aga and space for 5 ring rangemaster oven, space for dishwasher and fridge freezer. Wood edged work surface with stainless steel double sink and drainer with mixer tap and pull down flexi hose, tiled splash back.

DINING/LIVING AREA 23'2" x 13'2" (7.07m x 4.03m)

uPVC double glazed windows to the side aspect and uPVC sliding doors to the main garden with wonderful far reaching countryside views across your land and towards Worcester in the distance, door to inner hall, tiled fireplace with open fire, parquet flooring and two radiators.

INNER HALL

uPVC double glazed window to the side aspect, doors to bedroom 1 & 5, and shower room, radiator.

BEDROOM ONE 12'7" x 12'2" (3.84m x 3.71m)

uPVC double glazed windows to the side and rear aspect with far reaching country views, sliding doors to built in wardrobe, radiator.

BEDROOM FIVE 10'7" x 8'9" (3.25m x 2.69m)

uPVC double glazed window to the side aspect overlooking gardens and views beyond, built in wardrobe, radiator.

SHOWER ROOM

uPVC obscure double glazed window to the side aspect, large walk in shower with rainfall shower and hand held shower, vanity unit with wall mounted hand wash basin with lit mirror over, low level WC, tiled splash back, traditional Elizabeth heated radiator/ towel rail and ceiling spotlights.

UTILITY ROOM 11'7" x 8'10" (3.54m x 2.7m)

uPVC double glazed windows to the side and rear aspect, door to rear garden, range of base units with space for washing machine, tumble dryer and freezer. Wood block work surface with ceramic sink, tiled splash back & flooring. Door to:

WC

uPVC double glazed window to the side aspect, low level WC and wall mounted gas boiler. shelving or storage, tiled floor.

FIRST FLOOR LANDING

Doors to bedroom 2, 3 and family bathroom.

BEDROOM TWO 12'11" x 11'4" (3.96m x 3.47m)

uPVC double glazed window to the front aspect, radiator.

BEDROOM THREE 12'7" x 11'7" (3.84m x 3.54m)

uPVC Double glazed window to the front aspect, radiator.

BATHROOM

uPVC double glazed window to the rear aspect. Bath, shower cubicle, vanity unit with hand wash basin with lit mirror over, and low level WC. Tiled splash back. Door to storage cupboard, radiator and loft hatch.

OUTSIDE

The house is set on a corner plot down a shared drive. The front of

the house is accessed via a pedestrian gate with an established planted area with a timber gate leading to the main gardens to the side of the property which provide wonderful far reaching views across the countryside and lead to the 2 enclosed paddocks and a small copse beyond. The main garden area has a raised deck area providing a perfect entertaining Alfresco space. To the rear of the property is a gravelled area providing a further seating area and access to the double garage. The shared drive also leads to off street parking for several vehicles.

DIRECTIONS

From our Malvern office head north towards Worcester turning left onto North Malvern road. Turn right onto Cowleigh road, follow this road through the lanes to the T-junction. At the T-junction turn left onto the A4103 taking the first right towards Birchwood. Follow this road for approximately 1 mile turning right into the lane signposted Birchwood Lodge. The property at the bottom of this lane on the left.

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 are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: E

ENERGY PERFORMANCE RATINGS: Current: C80 Potential: B90

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

ASKING PRICE - £700,000



Approximate total area⁽¹⁾

179.47 m²

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Excluding balconies and terraces

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

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