



## Hectors House Worcester Road, Hanley Swan, WR8 0EA

£530,000

A well proportioned, modern detached property in the popular village of Hanley Swan. This three bedroom detached property has an enviable position backing onto farmland and comprises; entrance hallway, downstairs cloakroom, lounge dining room, fitted kitchen, utility room, first floor landing, three double bedrooms, en-suite and family bathroom. To the front and side of the property is a gated driveway leading to a detached single garage, with a private enclosed garden to the rear backing onto open fields and a view of the Malvern Hills. The property is centrally heated and double glazed and in immaculate condition throughout. An early viewing is highly recommended to appreciate the position of this attractive property in one of Worcestershire's most sought after village location.





# Hectors House, Worcester Road, Hanley Swan, WR8 0EA

## GROUND FLOOR

Wooden front door with inset double glazed panels into:

### HALLWAY

Stairs to first floor, cupboard under the stairs with light, housing oil-fired central heating boiler, radiator, door to:

### WC/CLOAKROOM

Dual aspect with obscured UPVC windows, low level wc, wash basin, radiator, electric shaver point, wooden floor.

### LOUNGE DINING ROOM 13'11" x 23'11" max (4.25m x 7.31m max)

UPVC window to front aspect. Rear facing UPVC French doors to the garden, two radiators, TV point, fibre broadband connection point, wood effect floor.

### KITCHEN 12'2" x 9'1"m (3.72m x 2.78m)

Rear facing UPVC window and door to garden. Range of beech effect eye and base level units with worktop over, inset one and a half sink and drainer unit with mixer tap over, electric double oven and hob with stainless steel splash-back and extractor, integrated fridge freezer and dishwasher wood effect floor, radiator, telephone point.

### UTILITY 5'7" x 5'1" (1.71m x 1.56m)

Side facing obscured UPVC door, worktop sink and drainer unit, space and plumbing for washing machine, radiator.

### FIRST FLOOR LANDING

Wooden spindle banister, side facing obscured UPVC window, radiator, loft access, doors to:

### BEDROOM ONE 9'6" x 11'10" (2.91m x 3.61m)

Rear facing UPVC window with views over farmland, radiator, TV point, door to:

### EN-SUITE 6'3" x 4'8" (1.93m x 1.43m)

Side facing obscured UPVC window, corner shower with mixer attachment, low level wc, wash basin, radiator, extractor fan, light and shaver point.

### BEDROOM TWO 11'6" x 11'9" (3.53m x 3.60m)

Rear facing UPVC window, views, radiator.

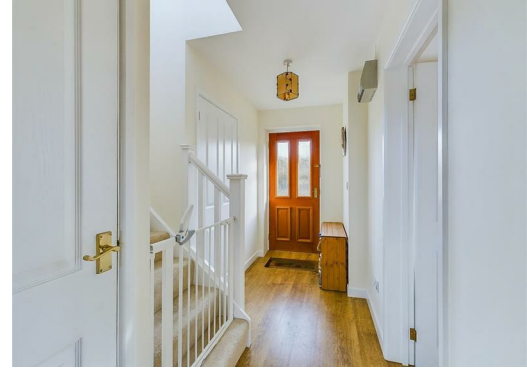
### BEDROOM THREE 11'9" x 11'5" plus wardrobes (3.60m x 3.50m plus wardrobes)

Front facing UPVC window, range of fitted wardrobes, radiator.

### FAMILY BATHROOM 8'11" x 5'7" (2.73m x 1.72m)

Front facing obscured UPVC window, panel bath with tiled surround, glass splash screen, shower attachments over, low level wc, wash basin, heated towel rail, extractor fan, electric light and shaver point.

### OUTSIDE



## FRONTAGE AND DRIVEWAY

Gated access to gravel driveway to the fore and side, giving access to the garage, lawned front garden enclosed by fencing and hedgerows. Slab path to front door.

## REAR GARDEN

With slab patio seating area and the rest laid to lawn, established trees and shrub planting, enclosed by fencing, outside tap. Oil tank, children's play equipment.

## DETACHED GARAGE 19'1" x 9'6" (5.82m x 2.90m )

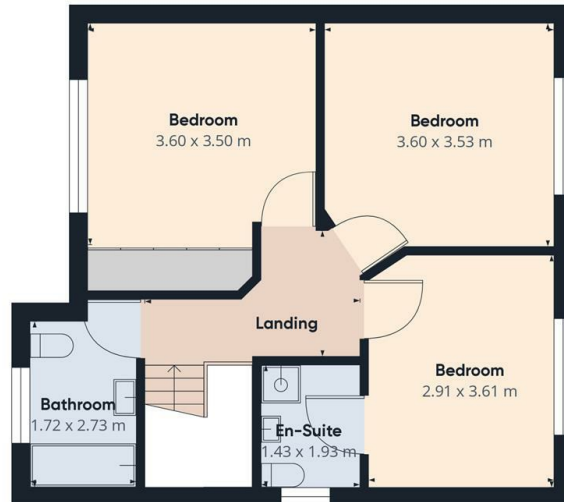
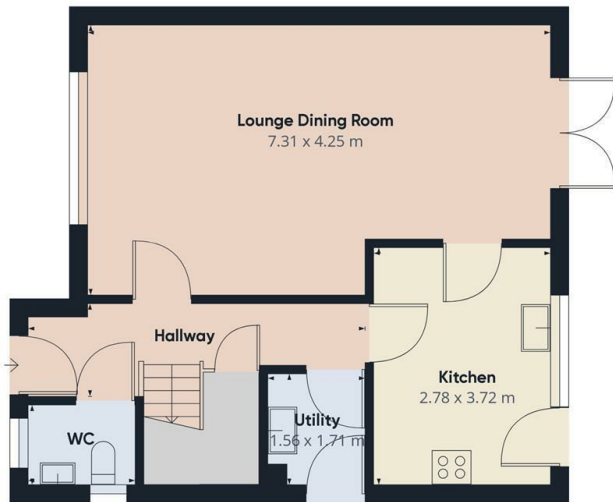
Detached brick built single garage with up and over front door and side door. Power and light points.

## DIRECTIONS

From our Malvern Office turn left down the hill to Barnards Green, go round the island and through the shopping parade towards Guarlford. Take the second right after the shops into Poolbrook Road (B4208). Continue to the traffic lights at the Three Counties Showground and turn left towards Hanley Swan. On entering the village turn left at the duck pond in the direction of Worcester and Hectors House will be found on the left hand side, indicated by our for sale board.







Approximate total area<sup>(1)</sup>  
105.58 m<sup>2</sup>

(1) 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.

GIRAFFE360

**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 electricity, water and drainage are connected. Central heating is Oil Fired. 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: C76 Potential: C79

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

## EPC

## Material Information Report

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(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	



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