



Allan Morris
estate agents

**Brierley House, Cradley, Malvern,
WR13 5LL**

 **MAYFAIR**
OFFICE GROUP

Malvern, WR13 5LL

An individually designed, detached house in a quiet rural location on the outskirts of the village of Cradley. The property which was built in the 1960s, has a plot of a third of an acre overlooking countryside at the front and has accommodation comprising:- reception hall, lounge opening to breakfast room, separate dining room, fitted kitchen with appliances, utility, snug/office, shower room, three bedrooms and a bathroom and ample eaves storage spaces. Outside the majority of the lawned garden lies to the front with a large patio taking advantage of the view, plus a rear garden with further patio and lawn, greenhouse, workshop, garage and carport. The property has mains gas and mains drainage.

Cradley is a thriving village off the A4103 Worcester/Hereford road and has a primary school, village church and shop, doctors with pharmacy. Viewing recommended to appreciate the versatile accommodation and position of the property.

HALL

uPVC opaque double glazed door with matching side panel opens to hall with stairs to first floor, radiator, door to upstairs cupboard.

Doors to:

LIVING ROOM 22'8" x 12'2" plus 9'8" x 9'6" (6.91m x 3.72m plus 2.96m x 2.92m)

Front aspect double glazed window with view over the garden and fields beyond, double radiator under, side aspect double glazed window, rear aspect double glazed French doors to garden, fireplace with open grate, two fan design radiators.

Open to: further area of Living Room with rear aspect double glazed window, radiator, return door to hall.

SEPARATE DINING ROOM 11'4" x 9'6" (3.46m x 2.91m)

Front aspect double glazed window with view over garden and fields beyond, radiator under, television point.



OFFICE/SNUG 11'3" x 9'5" (3.44m x 2.89m)

Front aspect double glazed window with view over garden and fields beyond, double radiator.

SHOWER ROOM

Side aspect opaque double glazed window, shower with tiled surround and thermostatic shower, close coupled WC, radiator, tiled walls, return door to utility room.

KITCHEN 14'0" x 9'8" (4.27m x 2.96m)

Two rear aspect, double glazed windows, radiator, internal window to hall. Fitted kitchen units with high gloss, soft close doors and black granite work surface including one and a half bowl single drainer sink unit, four ring electric hob (1 year old) with extractor hood over, built in double electric oven, dishwasher and fridge freezer. Open to:

UTILITY ROOM 6'3" x 6'9" (1.93m x 2.06m)

Rear aspect double glazed door to garden, matching units and worksurface to kitchen with plumbing for washing machine. Floor mounted Worcester gas central heating boiler, radiator, electric fuse box. Door to shower room.

FIRST FLOOR LANDING

With two large eaves cupboards plus landing airing cupboard, loft hatch, radiator. Doors to:

BATHROOM

Rear aspect double glazed window, bath with rain head shower and adjustable shower, wash basin with cupboard under, WC, heated towel rail, tiled walls.

BEDROOM TWO 12'2" x 12'8" (3.73m x 3.88m)

Side aspect double glazed window with view over the adjoining fields, ample eaves storage cupboards, radiator.

BEDROOM THREE 14'9" x 9'3" (4.52m x 2.83m)

Front aspect double glazed window with view over the garden and countryside to front, ample eaves storage cupboards, radiator.

BEDROOM ONE 17'1" x 11'4" (5.23m x 3.47m)

Dual aspect double glazed window with views over the garden and countryside to the front and the garden at the rear, radiator.

OUTSIDE

There is ample parking to the fore of the garage and carport. The carport has an outside tap and courtesy doors to the workshop and garage.

In front of the house is a wide paved terrace overlooking the front garden and countryside beyond, with a pond with a waterfall. The garden is lawned with a wild flower meadow at the end and hedged boundaries.

The rear garden has a patio running along rear of house suitable for table and chairs and with a low boundary wall. Lawn with a greenhouse at the side.

WORKSHOP & GARAGE 9'1" x 9'8" and 9'1" x 18'11" (2.78m x 2.96m and 2.77m x 5.77m)

With side aspect window and attached to garage which has an up and over door and courtesy door, with light and power. The garage had a new roof in 2023.

ASKING PRICE OFFERS OVER £600,000.

DIRECTIONS

From the office in Great Malvern, proceed via Old Hollow or West Malvern Road to Croft Bank. Follow the road down hill to the village of Mathon. Proceed through the village and in the direction of Cradley. After a short distance you will see the For sale board on the right hand side.

The village of Cradley can also be accessed from the A4103. Take the turning opposite Millbank Garage into the village and go past the church on the left. Brierley House is a short distance further on, on the left.

FURTHER 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, may be available by separate arrangement.

SERVICES: Mains electricity, gas, water and drainage are connected.

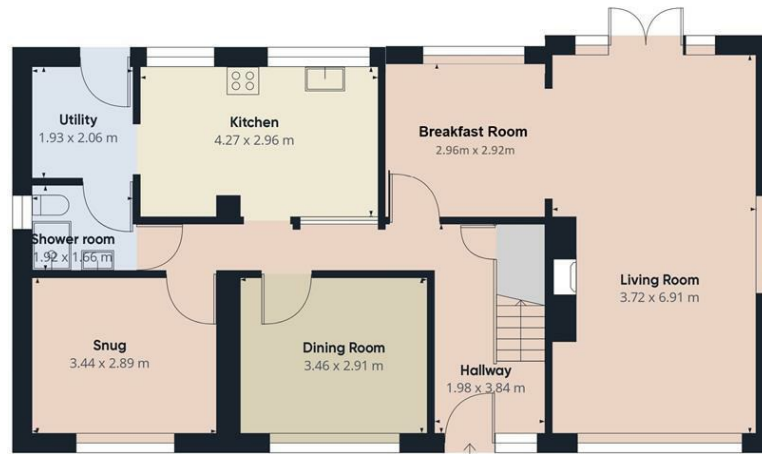
Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

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

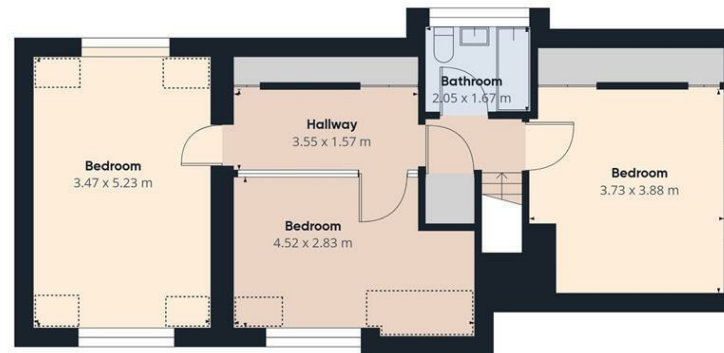
ENERGY PERFORMANCE RATINGS: Current: D63 Potential: C78

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

Local Education Authority: Herefordshire LA: 01432 260927



Floor 0 Building 1



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Allen Morris

Approximate total area⁽¹⁾

141.2 m²

Reduced headroom

4.05 m²

(1) 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.

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