



**Allan Morris**  
estate agents

**5, Finchers Corner, Cradley, Herefordshire,  
WR13 5LP**

 **MAYFAIR**  
OFFICE GROUP

## Finchers Corner, Cradley, WR13 5LP

A particularly well proportioned detached family home, situated in a popular village location with a generous rear garden, garage and driveway. Comprising; porch, spacious entrance hall, large L shaped lounge dining room, breakfast kitchen, study, utility room, cloakroom, first floor landing, four double bedrooms, master with en-suite bathroom, family bathroom, large garage, driveway for 3-4 cars and a very generous and mature rear garden. The property is double glazed, oil fired central heated and offered with no onward chain. The property would benefit from some modernisation with great space to adapt to a fantastic family home.



### **ENTRANCE PORCH 4'7" x 4'5" (1.42m x 1.36m )**

### **ENTRANCE HALL 14'4" x 8'8" (4.38m x 2.66m )**

Spacious entrance hallway, stairs lead up to first floor, radiator, doors to:

### **STUDY 8'4" x 6'9" (2.56m x 2.06m)**

Side facing obscure uPVC window, radiator.

### **WC 6'4" x 5'3" (1.95m x 1.62m )**

Side facing obscure uPVC window, low level WC, wash basin, large coats cupboard, heated towel rail.

### **BREAKFAST KITCHEN 18'0" x 10'0" (5.50m x 3.06m)**

Dual aspect with side and rear facing uPVC window, side facing obscure uPVC door. Range of fitted eye and base units, worktop with inset one and a half sink and drainer unit, integrated electric oven

and hob with extractor hood over, plumbing for washing machine and dishwasher, space for fridge, tiled floor, spot lighting, floor mounted oil fired central heating boiler, telephone point.

### **LOUNGE DINING ROOM 24'9" x 21'4" (7.56m x 6.51m)**

Dual aspect with front and rear facing uPVC windows, double doors open to garden, stone fireplace with electric fire, two radiators, television point.

### **FIRST FLOOR LANDING**

Airing cupboard, wooden banister, doors to:

### **BEDROOM ONE 17'0" x 10'0" (5.20m x 3.07m)**

Front facing uPVC window, pair of double fitted wardrobes, radiator, television point, telephone point. Door to:

**EN-SUITE 10'0" x 7'4" (3.06m x 2.26m)**

Rear facing obscure uPVC window, panel bath with shower attachments, low level WC, wash basin, radiator, part tiled walls.

**BEDROOM TWO 12'0" x 11'3" (3.66m x 3.45m)**

Front facing uPVC window, radiator.

**BEDROOM THREE 12'4" x 11'3" (3.78m x 3.45m)**

Rear facing uPVC window overlooking the garden, built in double wardrobe, radiator.

**BEDROOM FOUR 9'9" x 9'4" (2.98m x 2.85m )**

uPVC window, radiator.

**BATHROOM 9'8" x 7'4" (2.96m x 2.26m)**

Rear facing obscure uPVC window, walk-in double shower, low level WC, wash basin, radiator.

**GARAGE 17'8" x 15'1" (max measurements) (5.39m x 4.61m (max measurements))**

Double garage with electric door, side facing window and door, power and light. Slight L shape garage space.

**OUTSIDE- FRONTAGE**

Tarmac driveway leads to the garage and provides off road parking for 3- 4 cars. Rest of the frontage is laid to lawn with shrub planting.

**OUTSIDE - REAR GARDEN**

Laid initially to a slab patio seating area, with gated and covered side access. Oil tank. The rest of the garden is laid to lawn with a gentle slope, mature trees and shrub planting, with a timber summer house at the rear, set behind planting, enclosed by timber fencing, outside tap.

**DIRECTIONS**

From the office proceed along Worcester Road and take the second left into North Malvern Road and first right into Cowleigh Road. Follow the road along until reaching the T-junction with the A4103 Hereford/Worcester Road, head left towards Hereford proceed through Storrige, pass the Red Lion on the left and take next turn left for Cradley. Take the second left turning into Finchers Corner, where the property can be found on the left hand side, indicated by

the For Sale notice. For more 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 are included in the sale price. Carpets will remain at the property, the lounge, hall, master bedroom and bathroom carpets were laid last year. Other items, such as curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected. 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: Herefordshire District Council (01684 862151); at the time of marketing the Council Tax Band is: E

ENERGY PERFORMANCE RATINGS: Current: E49 Potential: C76

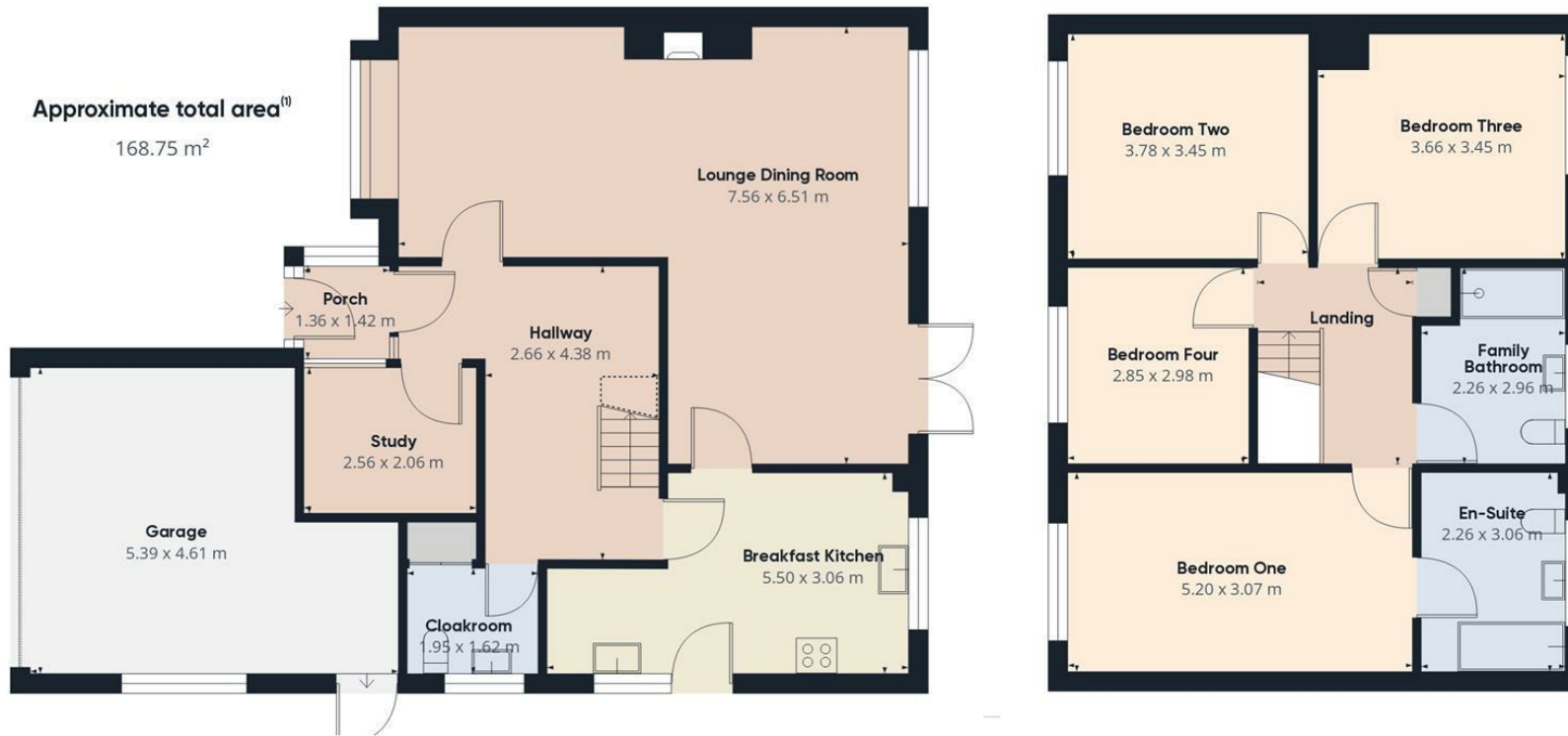
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700. Local Education Authority: Herefordshire LA: 01432 260927

**ASKING PRICE**

£565,000

Approximate total area<sup>(1)</sup>

168.75 m<sup>2</sup>



(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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