



Allan Morris
estate agents

**2 Kings Orchard, Upper Churchfields,
Cradley, Malvern, WR13 5LJ**

 **MAYFAIR**
OFFICE GROUP

Upper Churchfields, Cradley, WR13 5LJ

A well maintained, substantial detached house with versatile extensive accommodation over three floors situated in a quiet cul-de-sac on the edge of Cradley, which is off the A103 Worcester Hereford road. The local primary school and church are within walking distance plus there is a village shop and doctors surgery with pharmacy. Briefly compromising:- porch, reception hall, cloakroom, large L-shaped living room, sun room, dining room, kitchen, separate breakfast room, large utility, snug, office, four bedrooms, a bathroom, ensuite and store room to first floor, two further bedrooms/hobbies rooms to second floor. The property also benefits from a double garage and large workshop. With gardens to three sides offering extensive space for family use or a keen gardener. The property is double glazed and has mains gas central heating. Viewing recommended to appreciate the extensive space on offer.



PORCH

With uPVC double glazed window and door, tiled floor, lighting and opaque double glazed uPVC door with matching side panel opens to:

RECEPTION HALL

With stairs to first floor, radiator, internal window, central heating thermostat. Doors to:

CLOAKROOM

With wash basin, WC, radiator, tiled floor, extractor fan, built in cupboard.

LIVING ROOM

Front aspect large double glazed window, fireplace with open grate and stone surround with timber mantle, double radiator, television aerial lead, further double radiator, double glazed patio doors to garden. Archway to dining room, glazed door to sun room.

SUN ROOM

With uPVC double glazed window and door to the garden, polycarbonate roof, tiled floor.

DINING ROOM

Rear aspect double glazed window, double radiator under, archway to wine store with fitted wine racks and tiled floor. Return door to kitchen.

KITCHEN

Rear aspect double glazed window, range of fitted kitchen units to eye and base level with one and a half bowl single drainer sink unit with mixer tap, fitted NEFF four ring gas hob with filter hood over, built in NEFF double oven and grill, plumbing for dishwasher, tiled floor. Archway to:

BREAKFAST ROOM

With return door to hall, radiator, tiled floor, fitted larder cupboard and space for fridge freezer. Door to:

UTILITY ROOM

Rear aspect double glazed window and double glazed door to garden, continuing tiled floor, wall mounted gas central heating boiler. Ample fitted storage cupboards, floor to ceiling to two walls, sink unit with cupboards under, worksurface with space and plumbing for washing machine and tumble dryer.

SNUG

Front aspect double glazed window, fitted bookshelves, door to:

OFFICE

Front aspect double glazed window, double radiator under, built in shelf to corner.

FIRST FLOOR LANDING

With stairs to second floor and built in shelving, door to airing cupboard with hot water tank. Doors to:

BEDROOM ONE

Side aspect double glazed window, double radiator under. Range of fitted bedroom furniture to two walls with ample cupboards, mirrored corner cupboard, three triple wardrobes. Door to large walk in storage area with shelving situated behind the fitted cupboards.

ENSUITE

Side aspect opaque double glazed window, wash basin and WC with fitted cupboards around, tiled shower enclosure with Mira electric shower, tiled floor and walls, radiator, mirror with light over.

BEDROOM TWO

Front aspect double glazed window, radiator, built in double wardrobe with hanging, shelving and drawers, further deep built in wardrobe.

BEDROOM THREE

Rear aspect double glazed window, radiator, built in double wardrobe with hanging, shelving and drawers.

BEDROOM FOUR

Rear aspect double glazed window, radiator.

BATHROOM

Rear aspect opaque double glazed window, panelled bath, WC, wash basin with cupboard under, corner shower enclosure with Mira electric shower, tiled floor and walls, radiator.

SECOND FLOOR LANDING

With velux window and doors to:

BEDROOM FIVE/HOBBIES ROOM

Front aspect velux (also fire escape), rear aspect velux, built in shelving, hatch to eaves.

BEDROOM SIX/HOBBIES ROOM

Front aspect velux window, rear aspect velux, hatch to eaves, built in shelving. (Model railway system to be included if wanted).

OUTSIDE

Door to double garage with initial lobby area. Doorway to double garage with electric roller door, rear aspect window, open rafter space.

Lobby area with shelving, open to:- Workshop with front and rear aspect double glazed windows, door to drive at the front, shelving and racking.

The garden wraps around the property with lawn at the rear, paved patio adjoining the sun room, steps down to lower area of garden with rockery planting. Front garden mainly laid to lawn with inset shrubs, mature tree and wide drive to fore of garage and giving multiple parking spaces.

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 there is a left turn into Finchers Corner and Kings Orchard is just beyond 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. Kings Orchard is a short distance further on, 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 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 Council: 01432 260360; at the time of marketing the Council Tax Band is: F

EPC RATING: Current: D58 Potential: C74

ASKING PRICE - £600,000



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