



1 Ash Tree Close, Alfrick, WR6 5JW

£350,000

Ash Tree Close is found in a small high quality development of 2, 3, 4 and 5 bedroom homes set on the edge of the Malvern Hills within the lively and sought-after village of Alfrick in Worcestershire. Number 1 is a stunning two bedroom semi-detached home perfect for new families or downsizers alike. Comprising; a dual-aspect open plan kitchen/dining room, a well-proportioned living room which benefits from double doors to the garden, downstairs cloakroom. First floor landing with study area, two generously sized bedrooms, two bathrooms. Outside, the property features parking for two cars to the side and an enclosed rear garden. Offered with no onward chain, an early viewing is highly recommended.



1, Ash Tree Close, Alfrick, Worcestershire, WR6 5JW

ENTRANCE

Composite front door.

ENTRANCE HALL 6'10" x 3'4" (2.10m x 1.04m)

Stairs to first floor, Karndean flooring, doors to:

WC

Low level WC, wash basin, radiator.

KITCHEN/DINING ROOM 18'8" x 8'5" (5.69m x 2.59m)

Dual aspect front and rear facing double glazed windows, range of contemporary eye and base level units with worktops over, integrated electric double ovens, electric hob, extractor hood, integrated fridge/freezer, integrated dishwasher, wall mounted boiler, utility area with integrated washing machine, continued Karndean flooring, radiator, spot lights.

SITTING ROOM 16'8" x 15'7" (5.10m x 4.76m)

Dual aspect with two front facing uPVC windows, double doors open to garden, large storage cupboard, radiator, spot lighting

LANDING

Rear facing double glazed window, recessed study area, wooden spindle banister, doors to:

BEDROOM ONE 18'8" x 8'9" (5.71m x 2.69m)

Dual aspect front and rear facing double glazed window, double built-in wardrobe, two radiators, television point, upstairs heating controls. door to:

EN-SUITE 7'3" x 3'7" (2.21m x 1.10m)

Front facing double glazed window, shower, low level WC, wash basin, spot lighting.

BEDROOM TWO 16'8" x 6'9" (5.10m x 2.06m)

Dual aspect with two double glazed windows, radiator, spot lighting, loft hatch.

BATHROOM 9'5" x 5'6" (2.89m x 1.70m)

Rear facing double glazed window, bath with shower attachments, shower cubicle, low level WC and wash basin, storage cupboard and towel rail, extraction fan, spot lighting.



GARDEN

To the front is a planted frontage, with lawn and path to the front door. Porch over door. To the side is a double length driveway for two cars and gated access to the rear garden. The rear garden is fully enclosed by timber fencing, laid initially to a slab patio area with the rest laid to lawn. Hardstanding for a shed.

DIRECTIONS

Proceed out of Malvern in the direction of Leigh Sinton. On reaching Leigh Sinton turn left and first right onto Sherridge Lane. Proceed to the end of the lane and turn left. Take the first turning right onto Hopton Lane and proceed over the small bridge, past the properties on both sides of the road and continue to the T-junction. Turn left and proceed to Alfrick and at the village green with the war memorial, bear right into Folly Road and take the next right into Hayleys View which leads to Ash Tree Close. For more details or to book a viewing, please call the Malvern Office on 01684 561411.

what3words

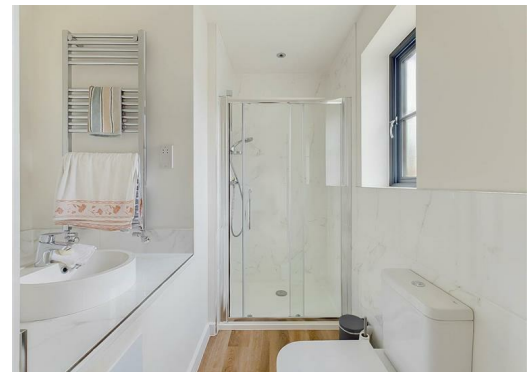
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LOCATION

The charming village of Alfrick enjoys an enviable position at the foot of the Malvern Hills yet is just 8 miles west from the City of Worcester. An award-winning village store run by community volunteers as well as a post office and coffee shop gives you valuable convenience on your doorstep. In nearby Knightwick is a highly rated doctors surgery. The vibrant City of Worcester is under 25 minutes' drive away and offers an abundance of unique independent shops, as well as high street favourites and Alfrick is superbly served for schooling with the popular Suckley Primary school rated 'Outstanding' by Ofsted, and secondary school Dyson Perrins CofE Academy nearby. Malvern College, Malvern St James in Malvern, RGS, Kings School and University of Worcester all within reach.

ASKING PRICE

£350,000





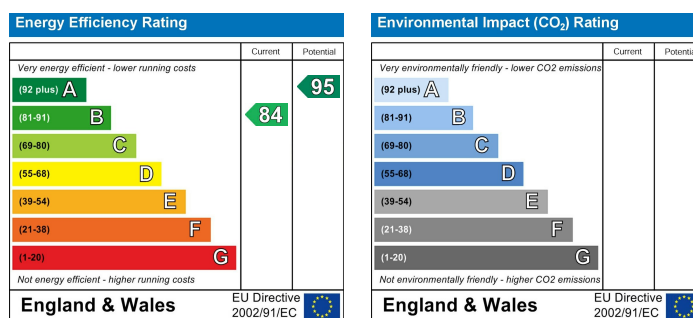
Tenure: We understand the property to be Freehold but this point should be confirmed by your solicitor.

Fixtures and Fitting :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, drainage and water are connected. The gas is metered and provided by an LPG tank situated at the front of the close for all residents of the Hayleys View development. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

Outgoing: Local Council: Malvern Hills District Council on 01432 260000 at the time of marketing the Council Tax Band is: C

EPC Rating: Current: B84 Potential: A95



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