



Allan Morris
estate agents

High Crest, Cradley, Herefordshire, WR13 5NF

 **MAYFAIR**
OFFICE GROUP

Cradley, WR13 5NF

High Crest is very well proportioned and extended detached family home situated in the heart of the popular village of Cradley. This immaculately presented family home comprises; very spacious lounge dining room, kitchen/breakfast room, utility room, garage, four double bedrooms, master with en suite shower room and a family bathroom. Outside, the property has a driveway for off road parking, with a landscaped garden that wraps around the property and additional studio/garden bar space. The property benefits from local amenities such as the popular primary school being within walking distance as well as a village hall, village shop and doctors surgery. We highly recommend an early viewing of this delightful village property.



ENTRANCE HALL

Composite front door opens to reception hallway, wood effect flooring, staircase leads to the first floor with Oak and glass balustrade, radiator, door to;

CLOAKROOM

Rear facing obscured double glazed window, low level WC, wash basin, radiator, wood effect floor continues, spot lighting.

LOUNGE DINING ROOM 18'1" x 24'9" (5.52m x 7.55m)

Triple aspect with front and rear facing double glazed windows, rear facing patio doors and large side facing bi-fold doors that open to the gardens, four radiators, tv point, phone and broadband point, spot lighting.

BREAKFAST KITCHEN 18'1" x 9'10" (5.52m x 3.02m)

Dual aspect, with front and rear facing double glazed windows. Modern fitted, shaker style kitchen with a range of white wall and base units

with granite worktops and under counter lighting. `Stoves` Range electric double oven with 7 ring gas hob and plate warmer. Ceramic Belfast style sink with chrome tap and splashback. Integrated dishwasher and integrated fridge freezer. Continued wood effect flooring. TV point and radiator, ceiling spotlights. Space for dining table and chairs.

UTILITY ROOM 5'4" x 9'2" (1.64m x 2.81m)

UPVC part double glazed door to side aspect. Range of storage units. Granite effect worktops. Space for washer/dryer. Built-in `Worcester Bosch` combi boiler. Radiator, ceiling spotlights. Wood effect flooring.

FIRST FLOOR - LANDING

UPVC double glazed window to rear aspect (with fitted blinds). Light tunnel and spotlights. Loft access. Radiator and oak doors to bedrooms and bathroom.

BEDROOM ONE 12'5" x 13'1" (3.79m x 4.01m)

UPVC double glazed window to front aspect (with fitted blinds). Access to eaves storage and two built-in wardrobes. Radiator and door to:

EN SUITE

Obscure glazed UPVC window to rear aspect. Walk-in double shower with rainfall shower and tiled splashback. Ceramic sink with under counter storage and low level WC, extractor fan, chrome heated towel rail, ceiling spotlights. Shaving point. Wood effect flooring.

BEDROOM TWO 8'1" x 12'11" (2.47m x 3.94m)

UPVC double glazed window to rear aspect (with fitted blinds). Radiator and TV point.

BEDROOM THREE 9'5" x 13'9" (2.88m x 4.21m)

UPVC double glazed window to front aspect (with fitted blinds). Built-in wardrobe, radiator and TV point.

BEDROOM FOUR 8'0" x 12'11" (2.44m x 3.94m)

UPVC double glazed window to rear aspect (with fitted blinds). Radiator and TV point.

FAMILY BATHROOM 5'4" x 7'10" (1.64m x 2.40m)

UPVC obscure glazed window to rear aspect (with fitted blinds). Panel bath with overhead chrome shower and tiled splashback. Ceramic sink and low level WC. Radiator and spotlights. Extractor fan and shaving point. Wood effect flooring.

OUTSIDE - FRONTAGE

A gravelled driveway provides space for off road parking for several cars and leads to the garage. Side access to rear garden and gated access to the front garden leading to the front door.

REAR GARDEN

A particular feature of this property is the delightful landscaped gardens. The gardens wrap around the property and are planted with a variety of mature shrubs and trees, including fruit trees and a mature sycamore tree. A rear patio to side aspect with gated entrance, leads on to a further tiered patio area with home office. The gardens are mainly laid to lawn with further space for some outdoor entertaining, leading from the sitting room.

HOME OFFICE / GYM 15'1" (49'2""3'3""") x 9'2" (29'6""6'6""") (4.6m (15'1") x 2.8m (9'2"))

Wooden construction with UPVC windows and doors, power and light. Perfect for work space, gym or as it is a home bar.

GARAGE 17'9" x 9'4" (5.42m x 2.85m)

Wooden double doors from driveway. UPVC double glazed door to side aspect and flat roof (installed approx 2018). Power and lighting.

DIRECTIONS

From Malvern head north on the Worcester Road/A449, then turn left onto North Malvern Rd/B4219. Turn right onto Cowleigh Rd/B4219 and continue to follow B4219. Turn left onto A4103, At Millbrook garage turn left and follow the lane past the primary school. The property will soon be found on the right hand side as indicated by the agent`s For Sale board.

LOCATION

High Crest is situated in the village of Cradley and is just under a mile from the main Worcester/Hereford Road. It is therefore well placed for easy commuting distance of Bromyard, The Malverns, Ledbury and the cities of Hereford and Worcester. The village of Cradley is approximately two miles distant and offers a Village hall, general store, highly regarded primary school and doctor's surgery.

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.

SERVICES: Mains gas, mains electricity, 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 260000); at the time of marketing the Council Tax Band is: E

ENERGY PERFORMANCE RATINGS: Current: C69 Potential: B86

SCHOOLS INFORMATION: Local Education Authority: Herefordshire

ASKING PRICE

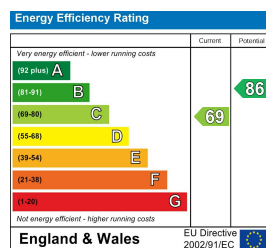
£535,000



Total area: approx. 156.1 sq. metres (1680.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

EPC



Material Information Report



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