

FOR SALE

8 Council Houses Old Worcester Road, Hartlebury, Kidderminster, DY11 7XB

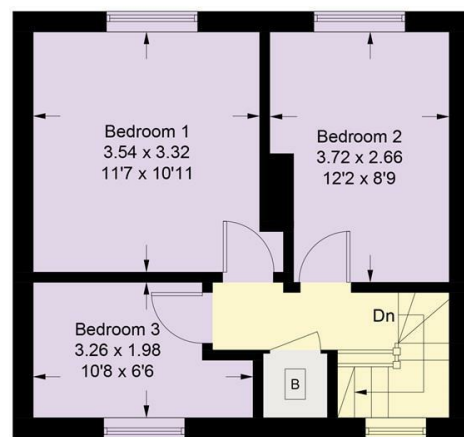


8 Council Houses, Hartlebury

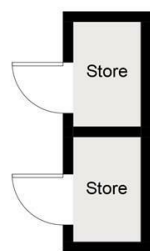
Approximate Gross Internal Area = 70.4 sq m / 758 sq ft
Store = 3.2 sq m / 34 sq ft
Total = 73.6 sq m / 792 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for guidance only and must not be relied upon as a statement of fact.



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Price £289,950

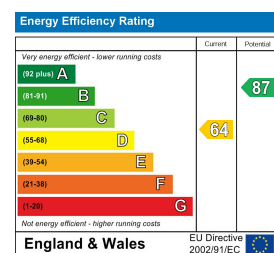
8 Council Houses Old Worcester Road, Hartlebury, Kidderminster, DY11 7XB

A well presented three bedroom semi-detached home set in the popular and convenient north Worcestershire village of Hartlebury

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01562 820 880

Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
E: kidderminster@hallsgb.com



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Mileage

Hartlebury Station 0.2 miles Kidderminster 5 miles, Ombersley 5 miles, Worcester 10 miles, Bromsgrove 10 miles, Birmingham 21 miles



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- An Attractive Semi-Detached Home
- Well Presented Accommodation
- 3 Bedrooms & Modern Bathroom
- Lounge Diner with Log Burner
- Fitted Kitchen & Utility Space
- Generous Plot with Private Gardens
- Potential To Extend Subject to PP
- Off Road Parking
- Popular Village Location

INTRODUCTION

This well-presented semi-detached home is Equally well situated in this popular and convenient north Worcestershire village. The property has been modernised and offers three bedrooms, each with attractive rural views. There is a contemporary fitted bathroom to the ground floor, along with a modern fitted kitchen and a generous lounge diner, both overlooking the rear garden. Outside the property sits in a private and good-sized plot with a lawned fore-garden and off-road parking to the front with mature rear gardens. An Internal Viewing is Highly Recommended.

FULL DETAILS

This semi-detached cottage style home is approached off Old Worcester Road, Hartlebury, onto a generous gravelled hardstanding to the front of the property, providing off road parking for a number of vehicles, and a canopied entrance with external courtesy lighting, into an initial entrance hall.

ENTRANCE HALL

With radiator, ceiling mounted light fitting, straight flight staircase to the first-floor accommodation and part wooden, part glazed door into the attractive sitting room.

SITTING ROOM

Being light, spacious and well-proportioned with dual aspect UPVC double glazed windows to both front and rear, an attractive feature log burning 'Henley' stove with exposed brick surround, flagstone hearth and wooden mantle over. There is a radiator, power points, TV aerial lead, dual ceiling mounted light fitting and part wooden, part glazed door into the kitchen.

FULLY FITTED KITCHEN

Offering rolled top work surfaces with tiled surround, inset power points, matching base and eye level units with space and plumbing for automatic washing machine and space for a electric cooker with hob over. There is a radiator, ceiling mounted light fitting, UPVC double glazed window and obscure UPVC double glazed door overlooking and accessing the attractive private rear garden.

INNER HALLWAY

Set off the kitchen and providing space for fridge freezer and microwave, ceiling mounted light fitting and solid wood panel door accessing the ground floor bathroom.

BATHROOM

Being attractively presented with a contemporary white suite of tiled bath with stainless steel mixer tap and wall mounted 'Mira' shower with glazed concertina shower door. There is a low level close coupled WC, vanity wash hand basin with stainless steel mixer-tap and tiled surround. There is a wall mounted stainless steel heated towel rail, useful fitted storage cupboard, ceiling mounted light fitting and obscure UPVC double glazed window to the side aspect.

FIRST FLOOR

Landing with UPVC double glazed side window, ceiling mounted light fitting, power points, airing cupboard with 'Worcester' gas combination boiler and wooden panel doors to all first-floor accommodation.

BEDROOM ONE & TWO

Being well presented with both with UPVC double glazed windows with attractive views across the rear garden and further attractive rural outlook beyond. Both bedrooms have radiators, power points and ceiling mounted light fittings. The master bedroom has a feature, exposed brick recess fire place with wooden mantle over.

BEDROOM THREE

With useful alcove storage, single panel radiator, power points, ceiling mounted light fitting and UPVC double glazed window.

OUTSIDE

To the front of the property there is a generous gravelled driveway providing off road parking for a number of vehicles with a small low maintenance lawn. There is a gated access to the side of the property to the rear garden.

The rear garden is a particular feature of this attractive home with generous lawned areas being bordered to all sides via a mix of wooden panel fencing and mature hedging and the lawns are interspersed with shrub and herbaceous borders with a range of fruit trees. There are some raised beds, and a brick-built store which is split into two being used as a log store/work shop with power and lighting and attached is a lean too timber store, all of which provides useful additional outdoor storage. There is external security lighting.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.