

FOR SALE

4 Farm Cottages, Holt Heath, Worcestershire, WR6 6NJ

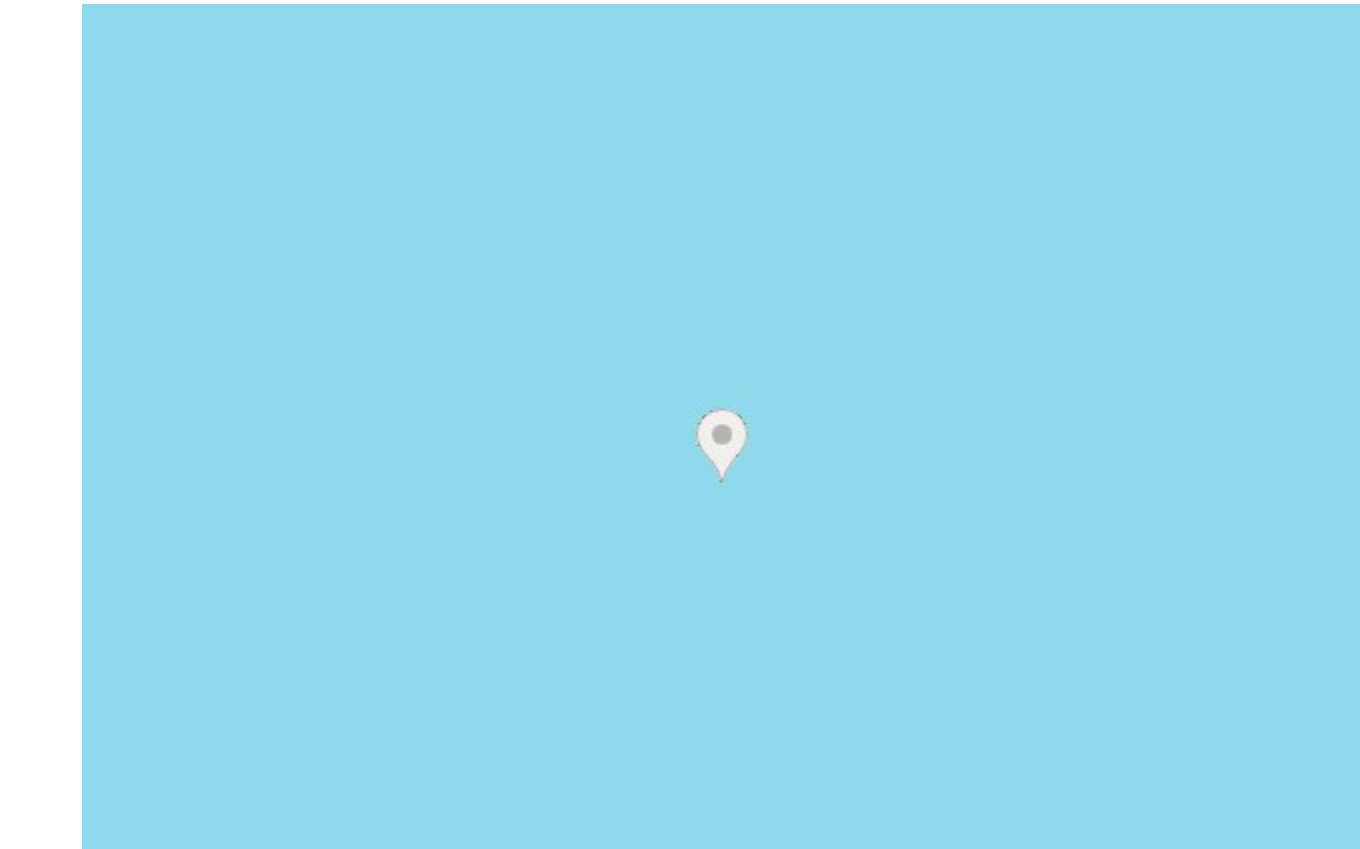


FOR SALE

Price £339,500

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A very well presented and well-proportioned 3 bedroom semi-detached home in this wonderful rural location. The property sits within spacious gardens to both front and rear with attractive rural views. NO Chain – Viewing Recommended.



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Mileage (all distances approximate)
Worcester 6 miles Ombersley 3 miles Droitwich 7 miles Birmingham 28 miles M5 Motorway
Jun 6 9 miles

- A Semi-Detached House
- 3 Double Bedrooms & Bathroom
- Generous Living Room
- Fitted Kitchen
- Large Private Gardens
- Fabulous Rural Location
- Potential to Extend STP
- No Onward Chain

DIRECTIONS
From Worcester proceed in a north westerly direction on the A443 Hylton Road onto the Hallow Road, through the village of Hallow and then turn right signposted to Holt Church. Follow the road, bearing left and pass Holt Castle and Holt Church where the properties will be found on the right-hand side.

LOCATION
Within Holt Heath there is a post office, millennium playing field, village store, and two pubs. Holt Castle Drive lies within the catchment area of the renowned Chantry High School, along with a superb Primary school, Grimley and Holt Primary Church of England school, which has a current 'outstanding' OFSTED rating. Nearby villages include Hallow and Ombersley where there is a good choice of pubs, restaurants and fine dining. Worcester city centre is within easy access, offering local and regional shopping facilities, along with highly regarded independent schools. The M5 is also readily accessible with railway stations both located in both Worcester and Droitwich.

The village of Ombersley boasts a whole host of amenities including butcher's shop, delicatessen, primary school, doctor's surgery, dentist and parish church together with many public houses and restaurants. Within a few minutes' drive of Worcester are some exceptional picturesque walks around Abberley, Great Witley and all along the ridges of the Malvern Hills

INTRODUCTION
A very well presented and well-proportioned semi-detached home in this wonderful rural location. With three double bedrooms to the first floor, a generous lounge diner and fitted kitchen and bathroom to the ground floor. The property sits within spacious gardens to both front and rear with attractive rural views. NO Chain – Viewing Recommended.

FULL DETAILS
The property is approached over a concrete pathway leading to the main entrance of obscure UPVC double glazed entrance door into a entrance hall

ENTRANCE HALL
With straight flight staircase to the first floor and access to both fitted kitchen and living room.

LIVING ROOM
Beautifully proportioned with log burning stove with slate hearth, dual aspect UPVC double glazed windows, power points, ceiling mounted light fitting and UPVC double glazed French doors opening out to the generous private rear garden.

FITTED KITCHEN
Being beautifully presented with a range of solid wooden work surfaces with matching base and eye level units with space and plumbing for automatic washing machine, space for slim line dishwasher, inset stainless steel sink with single drainer, mixer tap, extensively tiled surround, power points, ceiling mounted light fitting, space for American style fridge freezer and dual aspect UPVC double glazed window to both front and side aspects.

LOBBY
Being accessed via the rear of the kitchen with access to the ground floor bathroom, useful fitted storage cupboards, ceiling mounted light fitting and UPVC double glazed pedestrian door accessing the attractive rear garden.

GROUND FLOOR BATHROOM
With matching modern white suite of panel bath with wall mounted 'Triton' shower with shower screen, pedestal wash hand basin and low level close coupled WC. The bathroom is fully tiled with wall mounted stainless steel heated towel rail, ceiling mounted light fitting, extractor fan and obscure UPVC double glazed window to the rear aspect.

FIRST FLOOR LANDING
With UPVC double glazed window, ceiling mounted light fitting, wall mounted electric heater and access to three generous bedrooms which are all beautifully presented.

BEDROOM ONE
Having dual aspect UPVC double glazed windows, electric heater, generous double fitted wardrobe, power points and ceiling mounted light fitting.

BEDROOM TWO
Situating to the front of the property with fitted wardrobe with hanging rail, power points, electric heater, ceiling mounted light fitting and UPVC double glazed window.

BEDROOM THREE
Situating to the rear with electric heater, power points, ceiling mounted light fitting and UPVC double glazed window overlooking the rear garden.

OUTSIDE
To the front there is a particular spacious and level lawned fore garden with timber fencing, and mature hedge borders and gated access across a concrete pathway leading to the main entrance. The rear garden is a particular feature, offering an abundance of space laid mainly to lawn with initial flagstone paved seating area with pathway leading towards the rear of the garden bordered via wooden panel fencing and having two useful timber wooden garden sheds with attractive rural views beyond.

SERVICES
Mains water & electricity, drainage by septic tank, all 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.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s

