



**FOR SALE**

Offers in the Region of £315,000

## 5 Farm Cottages, Holt Heath, Worcester, WR6 6NJ

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



# FOR SALE

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



1 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s

- 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 well-proportioned semi-detached home in this wonderful rural location in need of some modernisation. 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. The property is approached over a concrete pathway leading to a covered entrance with an obscure UPVC double glazed entrance door into the entrance hall.

#### ENTRANCE HALL

With ceiling mounted light fitting, straight flight staircase to the first floor and access to the kitchen and living room.

#### GROUND FLOOR ACCOMMODATION

LIVING ROOM with solid wood burning stove with tiled hearth, surround and wooden mantle over. There are power points, TV aerial point, electric night storage heater, dual aspect UPVC double glazed windows and French doors opening to the generous rear garden.

FITTED KITCHEN with a range of marble effect rolled top work surfaces with inset one and a half stainless steel sink unit with single drainer, mixer tap, extensively tiled surround with space and plumbing for automatic washing machine, fridge and cooker, matching base and eye level units, dual aspect UPVC double glazed windows and ceiling mounted light fitting. The Lobby is situated to the rear of the kitchen with access to living room, UPVC double glazed door giving access to the rear garden, airing cupboard with factory lagged hot water tank, central heating boiler, ceiling mounted light fitting and access to the ground floor bathroom.

GROUND FLOOR BATHROOM being extensively tiled with panel bath, wall mounted 'Triton' shower over, low level close coupled WC, pedestal wash hand basin, ceiling mounted light fitting and obscure UPVC double glazed window to the rear aspect.

#### FIRST FLOOR LANDING

With wall mounted electric night storage heater, power points, ceiling mounted light fitting and UPVC double glazed window to the rear aspect. There is access to roof space and access to three generous bedrooms.

#### BEDROOMS

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

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

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

#### OUTSIDE

To the front of the property is a particularly generous lawned garden with mature tree borders and post and rail fencing with a concrete pathway leading to the main entrance.

The generous rear garden has an initial paved patio, generous lawn, stepping stone pathway towards the rear, two timber garden sheds, part wooden panel fencing, part post fencing.

#### SERVICES

Mains water & electricity with 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.

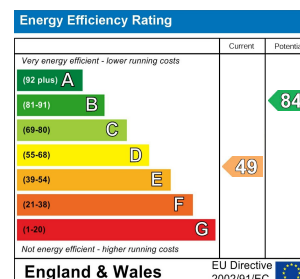
#### TENURE

Freehold with Vacant Possession upon Completion.

**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@halls.gb.com



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