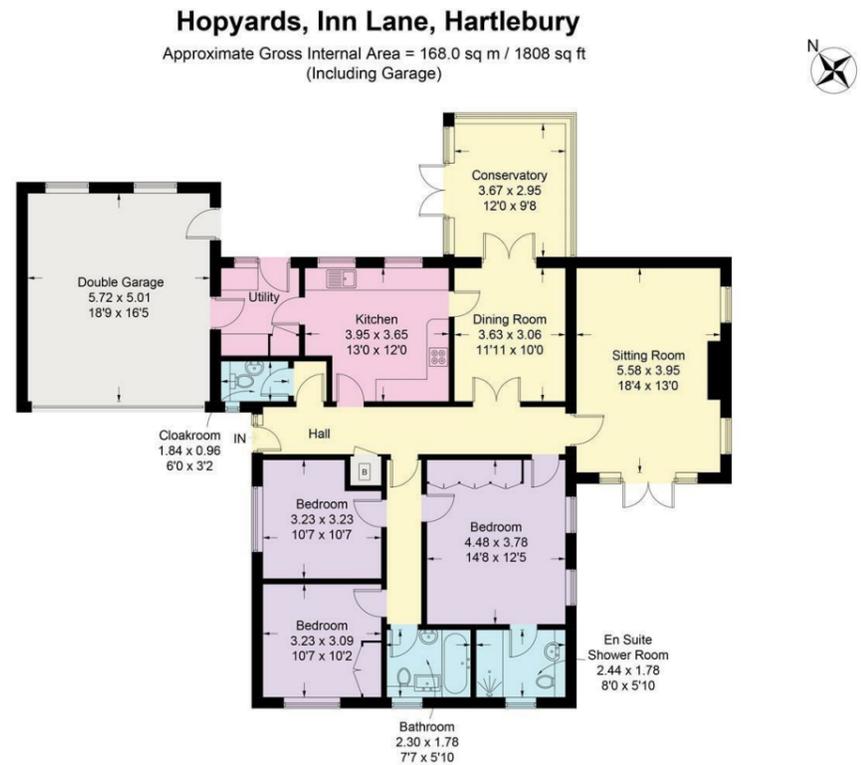


FOR SALE

Hopyards Inn Lane, Hartlebury, Kidderminster, DY11 7TA



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



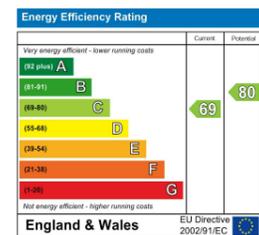
**FOR SALE** Offers In Excess Of £625,000

Hopyards Inn Lane, Hartlebury, Kidderminster, DY11 7TA

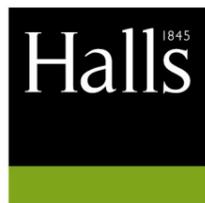
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

**Energy Performance Rating**



A generous 3 bedroom detached bungalow set in this lovely private location within the popular north Worcestershire village of Hartlebury. surrounded by private gardens with off road parking to the front and a double garage. The property is sold with no onward chain and an internal inspection is thoroughly recommended.



01562 820 880

**Kidderminster Sales**  
Gavel House, 137 Franche Road, Kidderminster, DY11 5AP  
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Mileage (all distances approximate)  
 Hartlebury Station 0.2 miles Kidderminster 5 miles, Ombersley 5 miles, Worcester 10 miles,  
 Bromsgrove 10 miles, Birmingham 21 miles



3 Reception  
 Room/s



3 Bedroom/s



2 Bath/Shower  
 Room/s



- A Generous Detached Bungalow
- Fabulous, Central & Private Location
- 3 Double Bedrooms & 2 Bathrooms
- 3 Reception Rooms
- Fitted Kitchen, Utility Room & Cloakroom
- Attractive Private Gardens
- Double Garage & Plenty of Off-Road Parking
- No Onward Chain – Viewing Recommended

#### INTRODUCTION

A generous detached bungalow set in this lovely private location within the popular north Worcestershire village of Hartlebury. The property offers three double bedrooms and two bathrooms as well as three reception rooms, a fitted kitchen, utility room and separate cloakroom. Outside the property is surrounded by private gardens with off road parking to the front and a double garage. The property is sold with no onward chain and an internal inspection is thoroughly recommended.

#### FULL DETAILS

This fabulous detached bungalow built in 1997 is beautifully situated in a generous private plot from a private drive just off Inn Lane, in the centre of Hartlebury. The property is approached over a private driveway providing off road parking and turning space for several vehicles leading to the attached double garage with a stepped covered porch into the main UPVC double glazed entrance door.

#### GENEROUS RECEPTION HALL

With single panel radiator, two ceiling mounted light fittings, access to the roof space and fitted cupboard with 'Worcester' boiler.

#### CLOAKROOM

With an initial cloaks storage space and access into the cloakroom itself with a modern white suite, low level W.C and vanity wash hand basin. There is a heated towel rail, ceiling mounted light fitting and obscure glazed window.

#### FITTED KITCHEN

With tiled floor, marble effect rolled top work surfaces with one and a half sink with single drainer and swan neck mixer tap. There are a range of matching base and eye level units with a 'Bosch' microwave, integrated 'Bosch' eye level electric cooker and a 'Bosch' induction hob with extractor hood over. Further integrated appliances include a 'Bosch' dishwasher and space for refrigerator. The kitchen has dual UPVC double glazed windows, inset spot lights to ceiling and power points and access to both the utility room and dining room.

#### UTILITY

With a continuation of tiled flooring and further matching marble effect rolled top work surfaces with space and plumbing for automatic washing machine, further space for tumble dryer with matching base and eye level cupboards and a generous pantry style cupboard. There are inset spot lights to ceiling, radiator, UPVC double glazed window and pedestrian door accessing the rear garden and access into the attached double garage.

#### DINING ROOM

Adjoining the kitchen with a ceiling mounted light fitting, TV aerial point, power points, radiator and UPVC double glazed French door into a rear garden room.

#### GARDEN ROOM

Of part brick construction with a tiled floor, power points, radiator, UPVC double glazed windows and French door overlooking and accessing the private gardens with a pitched roof and matching wall mounted light fittings.

#### LIVING ROOM

Being a well-proportioned, light and spacious room with two UPVC double glazed windows and UPVC double glazed French doors opening out to a paved seating area. There is a coal effect gas fire with marble effect backstage, hearth, wooden surround and mantle over. There are power points, double panel radiator, TV aerial point, ceiling mounted light fitting and four wall mounted matching light fittings.

#### MASTER BEDROOM

A well-proportioned double bedroom with floor to ceiling fitted wardrobes, power points, telephone and TV aerial points, ceiling mounted light fitting, double panel radiator and two UPVC double glazed windows overlooking the private garden.

#### EN-SUITE

Being extensively tiled and comprising a low level WC, vanity wash hand basin with stainless steel mixer tap, large shower cubicle with non-slip tray and wall mounted shower. There is a wall mounted mirror fronted medicine cabinet, stainless steel heated towel rail, inset spot lights to ceiling, extractor fan and obscure UPVC double glazed window.

#### BEDROOMS TWO & THREE

Both being double bedrooms with power points, radiators, UPVC double glazed windows and ceiling mounted light fittings. Bedroom two has a fitted double wardrobe and dressing table.

#### BATHROOM

Extensively tiled with a matching white suite of low-level WC, vanity wash hand basin with mixer tap and tiled surround with illuminated wall mounted mirror. There is a panel bath with mixer tap, wall mounted shower and glazed shower screen, inset spot lights to ceiling, extractor fan, wall mounted stainless steel towel rail and obscure UPVC double glazed window.

#### OUTSIDE

The property is approached over a private tarmac driveway providing off road parking to the front and leading to the side accessing the attached double garage with external courtesy and security lighting. The private garden is laid mainly to lawn with a paved seating area immediately outside the living room with steps up to the lawned areas with mature hedge borders and attractive shrub and flower beds. A paved pathway leads around the property with further private lawned areas to the rear with a greenhouse and vegetable patch with another paved seating area immediately to the rear of the kitchen and garden room. This private area also has a useful timber garden shed, external water supply and external courtesy lighting. The garden enjoys a good degree of privacy with a combination of mature hedge and wooden panel fence borders.

#### GARAGE

With an electrically operated up and over door, power & lighting, water supply and with a pitched roof providing storage into roof space and two UPVC double glazed windows to the rear and a part wooden panel, part glazed pedestrian door accessing the rear garden.

#### 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.