

FOR SALE

Cherry Trees 22 Golden Acres, Alveley, Bridgnorth, WV15 6NJ

Halls 1845

Cherry Trees, 22 Golden Acres, Alveley

Approximate Gross Internal Area = 167.1 sq m / 1799 sq ft (Including Garage)



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



FOR SALE

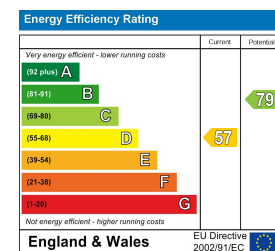
Price £375,000

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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



An attractive 3 bedroom detached house with flexible accommodation situated in this popular village location within private gardens to front and rear with off road parking a covered carport, garage and some rural views. No Onward Chain - Viewing Recommended



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Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
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Mileage (all distances approximate)
 Bridgnorth 8 miles, Kidderminster 7 miles, Bewdley 10 miles, Wolverhampton 20 miles,
 Birmingham 29 miles.



2 Reception
 Room/s



3 Bedroom/s



1 Bath/Shower
 Room/s



- **A Deceptively Spacious Detached House**
- **3 Bedrooms & Cloakroom to the First Floor**
- **Fitted Kitchen with Utility Room**
- **Generous 'L' Shaped Lounge Diner**
- **Separate Dining Room & Conservatory**
- **Ground Floor Fitted Bathroom and Separate Ground Floor Cloakroom**
- **Car Port and Garage**
- **Private Gardens to both Front and Rear with Rural Views**

FULL DETAILS

The property is approached over a brick paved driveway to a covered car port with ceiling mounted light, security lighting, concrete hard standing and access to a UPVC double glazed entrance door into a front conservatory seating area.

CONSERVATORY

With ceiling mounted light fitting, large UPVC double glazed windows to both front and side aspects, power point and a UPVC double glazed entrance door into the attached garage with stepped pedestrian obscure glazed access into the main reception hall.

RECEPTION HALL

With straight flight staircase to the first floor, understairs storage space, telephone point, two ceiling mounted light fittings, radiator, walk in storage cupboard, loft hatch and access to the 'L' shaped lounge diner, fitted kitchen, ground floor bathroom, separate cloakroom and second reception room or dining room.

FITTED KITCHEN

Situated to the rear with a range of marble work surfaces with inset stainless steel one and a half sink with single drainer, swan neck mixer tap and extensively tiled surround. There are a range of matching base and eye level cupboards with integrated washing machine, 'Belling' double electric oven with four ring halogen hob above and extractor hood over. There are two generous storage cupboards, ceiling mounted light fitting, power points, UPVC double glazed window to the rear and access to the utility room and lounge diner.

UTILITY ROOM

Having stainless steel work surface with inset sink and mixer tap, tiled surround, base cupboards with drawers beneath and further wall mounted cupboards. There is space and plumbing for automatic washing machine, space for larder style fridge freezer, radiator, ceiling mounted light fitting, UPVC double glazed window, pedestrian door to side aspect and wall mounted 'Valant' gas boiler.

GENEROUS 'L' SHAPED LOUNGE DINER

With three ceiling mounted light fittings, power points, two single radiators, feature electric fire place with tiled hearth and both wooden and tiled mantle over. There are generous UPVC double glazed windows and pedestrian door overlooking and accessing the rear garden with steps down to a paved patio, plenty of space for dining table and chairs.

SECOND RECEPTION ROOM

Situated to the front of the property with power points, radiator, ceiling mounted light fitting, generous fitted cupboard with shelving and UPVC double glazed window to the front aspect. (The second reception room/dining room could be used for an occasional or additional ground floor bedroom)

GROUND FLOOR BATHROOM

Being well presented with a modern white suite, fully tiled with a generous sink with contemporary mixer tap, panel bath with dual chrome hand rails and a contemporary ornate mixer tap with shower attachment and glazed shower screen. There is a radiator, mirror fronted medicine cabinet, ceiling mounted light fitting and obscure UPVC window to side aspect.

GROUND FLOOR CLOAKROOM

With low level close coupled WC, ceiling mounted light fitting and obscure UPVC double glazed window to the side aspect.

FIRST FLOOR LANDING

With two UPVC double glazed windows to the front aspect, power points, radiator, ceiling mounted light fitting, airing cupboard with factory lagged hot water tank, fitted shelving, eaves storage and access to three bedrooms and a first floor cloakroom with wash hand basin.

BEDROOM ONE

With dual aspect UPVC double glazed window to both front and rear with attractive rural views beyond the private rear garden, radiator, power points and ceiling mounted light fitting,

BEDROOM TWO

A well proportioned double bedroom with radiator, power points, ceiling mounted light fitting and UPVC double glazed window to the rear with attractive rural views

BEDROOM THREE

A well presented single bedroom with power points, radiator, ceiling mounted light fitting and UPVC double glazed window with attractive rural views.

FIRST FLOOR CLOAKROOM

Being extensively tiled with contemporary matching white suite of low level close coupled WC, pedestal wash hand basin with mixer tap, radiator, ceiling mounted light fitting and obscure UPVC double glazed window to the side aspect.

OUTSIDE

To the front of the property is a private lawned garden with shrub and flower borders, a brick paved sloping driveway providing off road parking leading to the attached garage and further covered car port space with external security and courtesy lighting. The rear garden is enclosed to all sides via wooden panel fencing and mature hedging with an initial paved patio, level lawn with gravel borders and raised vegetable beds to the side with further lawned area and timber garden shed. There is gated access via either side linking both front and rear gardens.

GARAGE

Having up and over door, concrete base offering power and lighting with obscure UPVC double glazed door to the side aspect and further access into the conservatory.

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.