

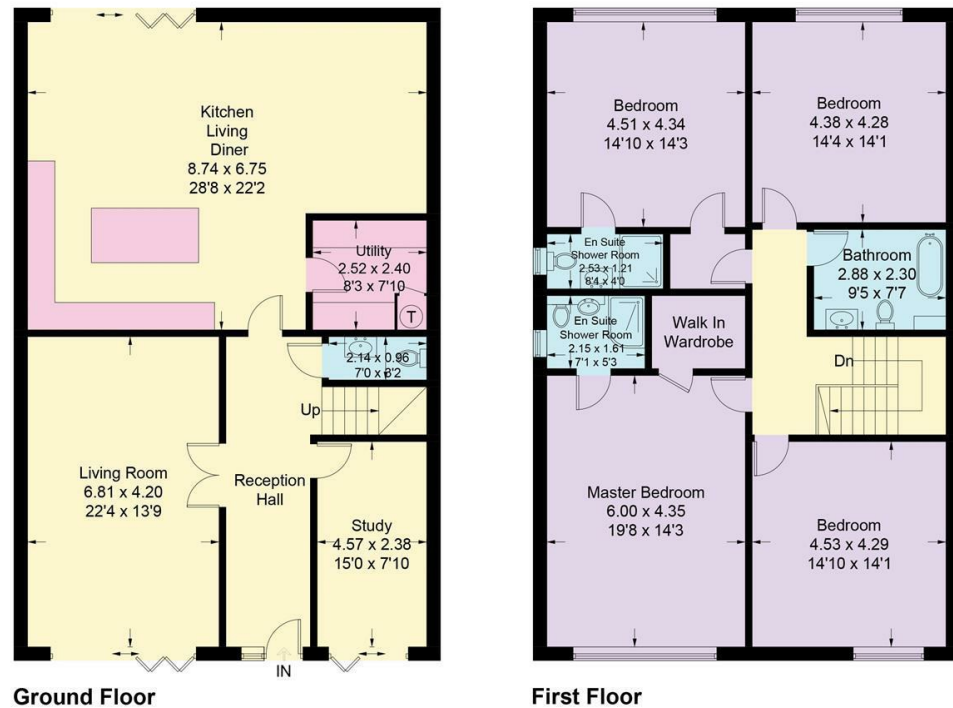
FOR SALE

Treetops Old Hall Farm Barns, Tenbury Road, Clows Top, Kidderminster, DY14 9HE

Halls 1845

Treetops, Old Hall Farm Barns

Approximate Gross Internal Area = 241.1 sq m / 2595 sq ft



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



FOR SALE

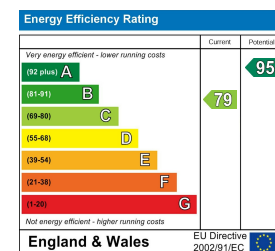
Price £595,000

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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



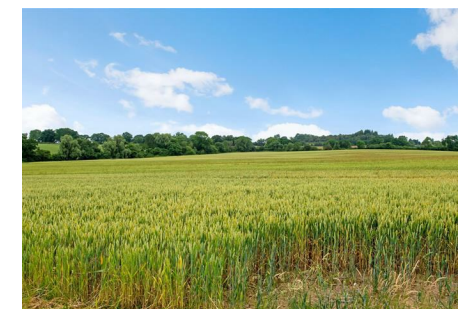
An impressive new build, semi-detached family home built to a high standard with contemporary fixtures & fittings, offering four double bedrooms and three bathrooms, being impeccably presented with underfloor heating to the ground floor and with an abundance of space, set in this wonderful rural location with beautiful countryside views. NO Onward Chain - Internal Viewing Essential.



01562 820 880

Kidderminster Sales

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



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Mileage (all distances approximate)  
 Kidderminster 9 miles Bewdley 5 miles Cleobury Mortimer 5 miles Abberley 4 miles Worcester  
 16 miles Birmingham 27 miles



2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- An Impressive Semi-Detached New Build
- High Quality Fixtures & Fittings
- 4 Impressive Double Bedrooms
- 3 Contemporary Bathrooms
- 2 Ground Floor Reception Rooms
- Beautiful Generous Living Kitchen Diner
- Bi Fold Doors Throughout
- Ground Floor Utility & Cloakroom
- Private Gardens & Parking
- Impressive Rural Views

**INTRODUCTION**

A wonderful opportunity to purchase a special new build family home, finished to a high standard, this spacious and contemporary semi-detached property offers an abundance of space within this sought after rural location, with fantastic rural views and convenient access to local and regional towns and villages. The property benefits from particularly light and spacious accommodation over two floors, comprising four generous double bedrooms, two with walk in wardrobes/dressing areas and two beautiful En-Suite shower rooms and a family bathroom. The ground floor has a generous reception hall, accessing two ground floor reception rooms. The main living room has bi-fold doors allowing plenty of light, as does the second reception room, which would make an ideal home office or occasional bedroom. To the rear of the property is a wonderful open plan fitted living kitchen diner (28ft x 22ft max) with bi-fold doors opening to the private rear garden with a lovely outlook & views. From the kitchen can be found a useful utility room and a cloakroom off the main reception hall. Outside there are private, paved seating areas to both the front and rear with lawned areas to the side and rear as well as parking space to the front.

**FULL DETAILS**

The property is approached over a private tarmac driveway providing off road parking to the front with stepped and walled access to a paved front terrace leading to the main double glazed entrance door with external courtesy lighting.

**RECEPTION HALL**

Being light and spacious offering access to both the living room, downstairs study, cloakroom and through to the rear into the impressive fitted living kitchen diner.

**LIVING ROOM**

Having inset spot lights and dual light fittings, power points, TV aerial point and bi-fold doors to the front aspect.

**STUDY**

Having power points telephone point, inset spot lights and bi-fold doors to the front aspect.

**CLOAKROOM**

With a contemporary suite of low-level WC, vanity style wash hand basin and storage.

**IMPRESSIVE KITCHEN LIVING DINER**

Situated to the rear, with marble work surfaces and kitchen island. This stylish kitchen has an abundance of contemporary storage with a range of integrated appliances to include two eye level 'Lamona' electric ovens, 'Lamona' dishwasher, larder style refrigerator, separate larder style freezer and a 'Lamona' five ring halogen hob. There is a breakfast bar with downlighters, ceiling mounted spots, power points, TV point, plenty of dining/living space and bi-fold doors opening out to the attractive rear garden with rural views.

**UTILITY ROOM**

Matching the kitchen with marble work surfaces, inset stainless steel sink with single drainer, space and plumbing for automatic washing machine and tumble dryer and matching contemporary storage units.

From the reception hall a turning staircase leads to the:

**GENEROUS LANDING**

With a double height, pitched ceiling and access to all first-floor accommodation.

**FOUR GENEROUS DOUBLE BEDROOMS**

Two bedrooms are situated to the front aspect and two to the rear with two offering quality contemporary En-suite shower rooms and walk in wardrobes/dressing areas. Each of the first floor bedrooms offers attractive rural long distance views and each with power points and TV aerial points.

**FAMILY BATHROOM**

Being beautifully presented with tiled floor, extensively tiled walls with white suite of vanity wash hand basin, low level close coupled WC, rolled top claw foot bath with a character mixer tap, overhead shower and glazed folding shower screen. There are inset spot lights to ceiling and stainless steel heated radiator.

**OUTSIDE**

The property has off road parking bays to the front with a low maintenance attractive, paved seating area with external courtesy lighting to all sides and is boarded via wooden panel fencing. There is a paved pathway to the side of the property with side lawn, raised beds and external power supply. This leads to the rear garden with the continuation of the attractive paved terrace and a low maintenance level lawn offering attractive long distance rural views.

**SERVICES**

Mains water, electricity and Air Source Heat Pump central heating are understood to be connected. Drainage by septic tank. 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.