



## 8 Old Fold Yard Court

Upper Sapey, WR6 6XZ

Andrew Grant

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Upper Sapey, Worcester, WR6 6XZ

**3 Bedrooms 1 Bathroom 1 Reception Room**

Experience tranquil village living in this three bedroom semi-detached home, surrounded by picturesque Worcestershire countryside.

- Shared ownership for an 80% share of the property.
- Charming 3-bedroom semi-detached home, ideal for family living.
- Spacious kitchen/diner with modern amenities.
- Practical downstairs cloakroom, ideal for guests.
- Cosy reception room with patio doors that lead to the garden.
- Generously sized, private rear garden.
- Benefit from two private parking spaces for added convenience.
- Peaceful, rural location with convenient transport links.

808 sq ft (75.1sq m)





## The kitchen

The kitchen is a spacious and practical area ideal for family meals and entertaining. Featuring ample storage space and modern appliances, it's designed for ease and functionality. A large window allows plenty of natural light, creating an inviting space.





## The living room

The living room provides a comfortable and versatile space, ideal for both relaxation and entertaining. Large patio doors at the rear of the room open onto the garden, allowing for easy indoor-outdoor flow. This space is perfect for gathering with family or unwinding after a long day.





## The primary bedroom

This spacious master bedroom offers plenty of room for a double bed and additional furniture. The large windows allow for plenty of natural light, creating a bright and airy atmosphere and looks out onto the front of the property.



## The second bedroom

A comfortable second bedroom, ideal for children or guests. This room offers a good amount of space and natural light through a large window that also offers views of the private garden below.



## The third bedroom

Versatile and of a good size, the third bedroom makes an ideal child's room, guest room, or home office. The layout allows for flexibility depending on your needs.



## The bathroom

The family bathroom is fitted with a modern suite, including a bath with overhead shower, sink, and WC. The neutral tiling and fixtures ensure a clean and practical space, while a window provides natural light and ventilation.





## The garden

The rear garden is a private and generous space, perfect for outdoor relaxation. It offers plenty of room for children to play or for hosting garden gatherings. The garden is fully enclosed, providing a sense of privacy and seclusion.

## Location

Located in the picturesque village of Upper Sapey, this home enjoys a peaceful rural setting while remaining well-connected. The surrounding Worcestershire countryside offers numerous opportunities for walking, cycling, and outdoor activities.

Local amenities, such as a village hall, churches, and traditional pubs, are within easy reach, while Worcester city is just a short drive away for more extensive shopping, dining, and entertainment options. Excellent road links, including access to the M5, make commuting to nearby towns and cities straightforward. Local train stations also offer convenient services for travel further afield.

## Services

The property benefits from mains electricity and water, oil central heating and a septic tank.

## Council Tax

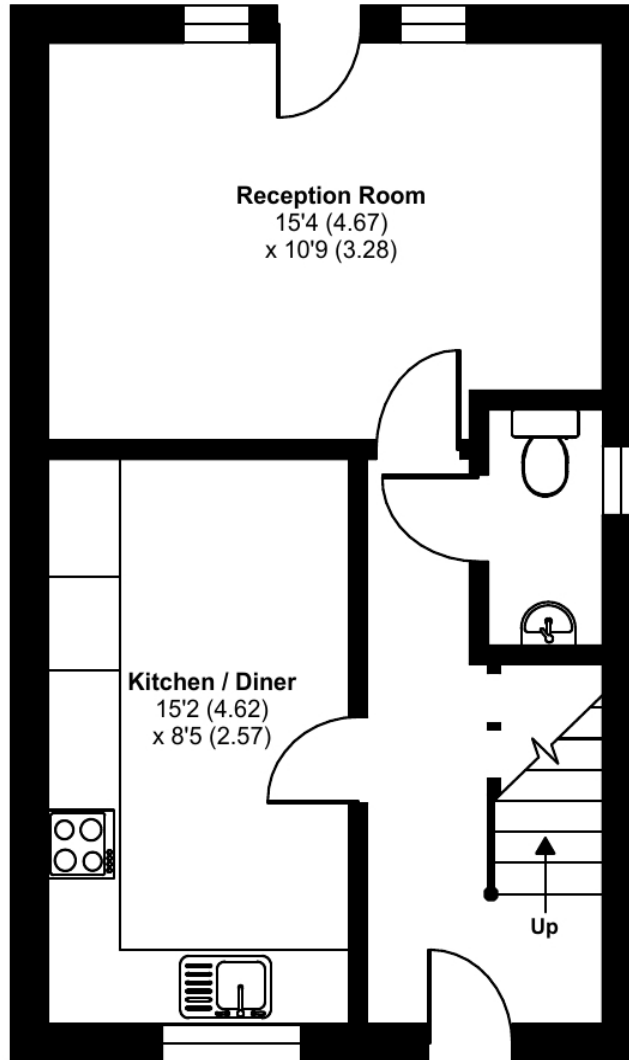
The Council Tax banding for this property is **Band C**



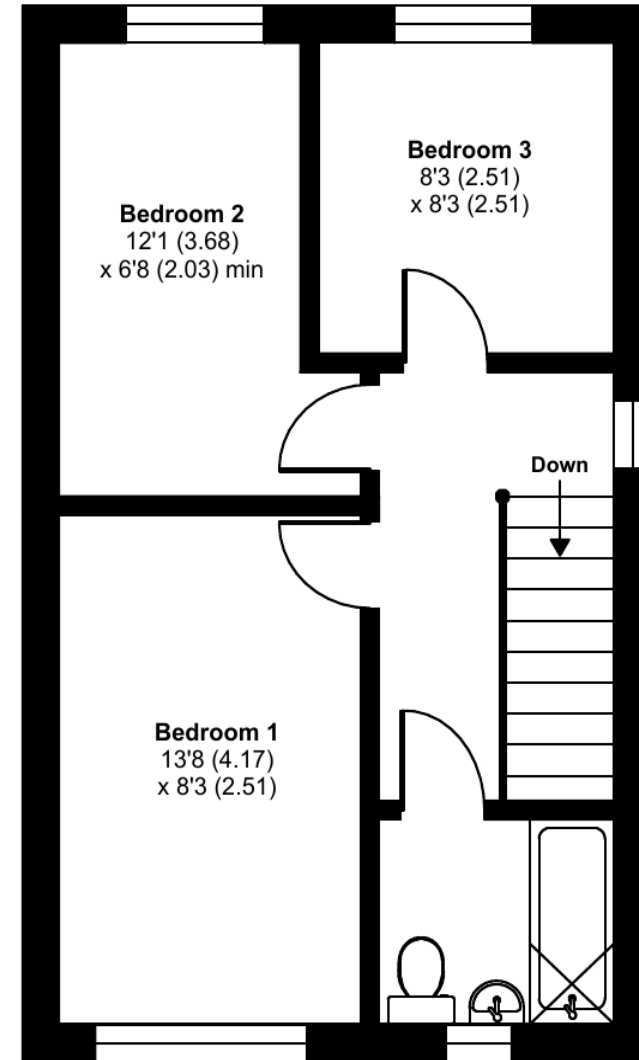
# Old Fold Yard Court, Upper Sapey, Worcester, WR6

Approximate Area = 808 sq ft / 75.1 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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