



Hillcrest

Sinton Green WR2 6NP

Andrew Grant

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Sinton Green, Hallow WR2 6NP

4 Bedrooms 2 Bathrooms 1 Reception Room

Nestled in the desirable location of Sinton Green, this charming, recently renovated semi-detached property is ready to be transformed into an exceptional family home. With four generously sized double bedrooms, an expansive open-plan kitchen and dining room, plus a welcoming living room and study, this home offers ample space for family living and entertaining. It also boasts a spacious garden and off-road parking, presenting endless possibilities to make this characterful property your own.

Key features

- A recently renovated semi-detached home which benefits from a village location with wonderful countryside views.
- The property features an open-plan kitchen and dining room which seamlessly opens onto the patio, creating an ideal space for entertaining.
- Four generously sized double bedrooms with the principal bedroom benefitting from its own en suite.
- A generously sized patio and garden area.
- A well-sized gravel driveway providing space for off-road parking.
- Situated in the rural setting of Sinton Green, this property offers the best of countryside living while remaining close to local amenities and transport links.

1840 sq ft (170.9 sq m)





The kitchen

The open-plan kitchen has been beautifully transformed into a bright and welcoming space, serving as the heart of the home. The space is ideal for entertaining and culinary endeavours, featuring a Richmond stove, a Belfast sink, matching wall and floor cabinetry and granite countertops, all complemented by a floor-to-ceiling window that offers stunning views of the garden.







The dining area

Adjacent to the kitchen is a spacious dining area, easily accommodating a large dining table. The room features a breakfast table, built-in wall cabinets and provides access to the downstairs WC. A door leads seamlessly onto the patio, creating an effortless flow between indoor and outdoor dining spaces.



The living room

At the front of the property is the living room, featuring dual-aspect windows and an exposed brick fireplace. This creates a bright, characterful reception space that enhances the charm and warmth of the home.



The office/study

Opposite the living room is a well-sized office/study, offering a versatile and adaptable area within the home. With raised ceilings and a window overlooking the side of the property, It is an ideal space for remote work, a playroom or a snug, easily tailored to suit the needs of any homeowner.



Bedroom one

Bedroom one is a generously sized room that comfortably accommodates a double bed. It boasts dual-aspect windows, allowing plenty of natural light and features a statement fireplace, adding character and charm, an ideal space for relaxing and unwinding.



Bedroom one en suite

Bedroom one further benefits from a well-appointed en suite, featuring stylish tiling and a walk-in rainfall shower cubicle. The space is complete with a WC, heated towel rack and washbasin, offering both luxury and ultimate convenience.



Bedroom two

Situated at the rear of the property, bedroom two is a spacious double room with dual-aspect windows that flood the space with natural light. The room offers ample space for furnishings, making it ideal for creating a comfortable and inviting family bedroom.



Bedroom three

Adjacent to bedroom two is bedroom three another well-sized room which could accommodate a double bed, overlooking the rear garden and surrounding countryside.



Bedroom four

Completing the accommodation is bedroom four, a versatile space suitable for a single bed. This room can easily be adapted to suit any homeowner's needs, whether as an additional office, nursery or single bedroom.



The bathroom

The family bathroom is a sleek and sophisticated space, creating a wonderful space to relax and unwind. It features a tiled bath with rainfall shower head above, a WC and a washbasin.



The garden

The garden is a delightful green space to be enjoyed year-round, featuring a generously sized lawn bordered by a low wall and small shrubs, creating an idyllic setting for outdoor entertainment. It also includes a spacious patio area, perfect for alfresco dining and relaxing, providing a versatile and functional outdoor space.





Location

Sinton Green, on the outskirts of Hallow, is a charming countryside village that seamlessly blends rural tranquillity with convenient access to amenities. Located to the northwest of Worcester, it offers a peaceful lifestyle while keeping the city's shopping, dining and cultural attractions within easy reach.

The village has an abundance of community spirit, picturesque country lanes, traditional pubs and highly regarded nearby schools such as Grimley C of E Primary and Hallow C of E Primary. Both schools fall within the catchment area of the sought-after Chantry School, a well-regarded secondary school in the region. Surrounded by beautiful countryside, including Monkwood forest, Sinton Green offers stunning views, nature trails, cycling routes, public bridleways and a butterfly conservation woodland, making it perfect for outdoor enthusiasts.

The village also enjoys excellent connectivity, with easy access to the A443 and M5 motorway for convenient commutes to Worcester, Birmingham, and beyond. For those seeking a peaceful, idyllic setting with the benefits of nearby city conveniences, Sinton Green is an ideal choice.

Services

The property benefits from oil-fired central heating, mains electricity, water and drainage. It has an impressive EPC rating of C, excellent for a property of its age. This has been achieved through internal insulation of the external walls, new windows and other energy-efficient upgrades, ensuring comfort and efficiency throughout the home.

Council Tax - Band D



Sinton Green, Hallow, Worcester, WR2

Approximate Area = 1840 sq ft / 170.9 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1192253

Illustration for identification purposed only, measurements are approximate, not to scale.



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Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com