



Ashcroft

The Village, Hartlebury, DY11 7TE

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

A rare opportunity to purchase a property right in the centre of Hartlebury village. This individually designed and built three bedroom home stands nicely back behind a gated driveway and overlooks the village churchyard to the front. This property is perfect for those who want to put their own stamp on their new home.

- A well-proportioned three-bedroom detached home in a desirable village setting.
- Spacious living areas including a bright conservatory.
- Well equipped kitchen with ample storage, built in appliances and room for modernisation.
- Mature green areas that surround the home and a rear garden with planting and patio area.
- Ample parking with a private gated driveway and detached garage that has access to power and lighting.
- Convenient location with excellent transport links and village amenities.

1073 sq ft (99.6 sq m)





The kitchen

The kitchen has a pleasant outlook of the rear garden and features matching wall and base units along with an oven, hob and space for other appliances. A glazed door from the kitchen accesses a useful side-to which has front and rear doors leading outside and provides useful storage space.



The dining room

The cosy dining room sits conveniently next to the kitchen allowing the two rooms to be made open plan if required. A double glazed window from the dining room provides lovely views of the rear garden.



The living room

The spacious through living room has pleasant leafy views to the front overlooking the churchyard opposite and features two radiators and double glazed French doors flowing nicely to the adjoining conservatory.



The conservatory

The spacious conservatory is a good addition to the ground floor accommodation and features a radiator and French doors leading out to the rear garden.



The bathroom

The fully tiled family bathroom features a panelled bath with shower off the taps, chrome towel radiator, pedestal wash basin and low level WC. On the ground floor, there is a cloakroom with ample storage, W.C, sink and houses the boiler.





The primary bedroom

The primary bedroom is a spacious double room which floods with light from two windows to the front aspect which also provide leafy views of the village centre and churchyard.



Bedroom two

Bedroom two is an excellent second double bedroom complete with a nice view of the village and ample fitted furniture including wardrobes and dressing table.



Bedroom three

Bedroom three is a good sized single bedroom benefiting from a fitted wardrobe. The room has great potential as a children's room, home office or additional storage room.



The garden

A sunny south west facing garden awaits at the rear of the property providing a pleasant outside space which is extremely private and has both patio and raised area of garden. The raised area of garden features an inset wildlife pond and steps winding up to another area in the top corner. The garden benefits from having a metal shed and gated side access and provides a great opportunity for updating and making it your own.





The garage & driveway

The property is approached from the roadside via a gated driveway which can accommodate up to two vehicles and which leads to a detached single garage. The garage is accessed via an electric roller shutter door and benefits from power and lighting.

Location

Ashcroft benefits from an excellent location, situated right in the heart of this pretty Worcestershire village overlooking the church at the front. This excellent location provides the owner with a tranquil and convenient lifestyle, within easy reach of local amenities and many nearby beauty spots and attractions.

Directly at hand in Hartlebury is a popular country pub at the bottom of the road, a useful village store/ post office on Inn Lane and a well-respected primary school just yards away from the subject property. For those who commute, Hartlebury is a hugely convenient place to live, with the village train station providing a regular service to Birmingham and Worcester and the nearby A449 linking up with the M5 motorway.

There is also some fantastic Worcestershire countryside on the doorstep with winding country lanes leading to local beauty spots such as Hartlebury common which is a natural oasis complete with pools, woodland walks and delightful views.

Services

The property benefits from mains gas, electricity and water.

Council Tax

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



The Village, Hartlebury, Kidderminster, DY11

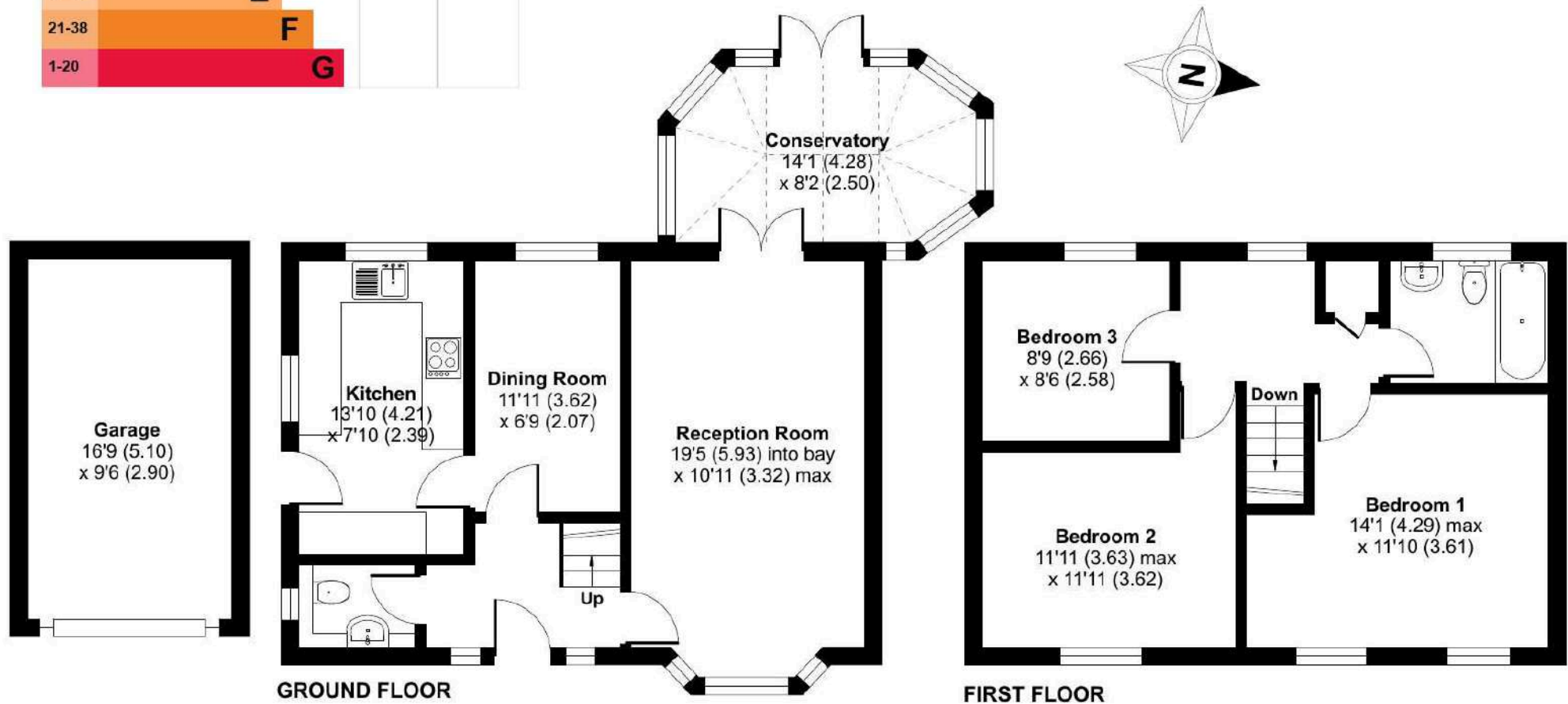
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Area = 1073 sq ft / 99.6 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1233 sq ft / 114.5 sq m

For identification only - Not to scale





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