



Radford Road

The Lenches | Worcestershire

**FOX**   
TOWN &  
COUNTRY  
HOMES



## Radford Road, The Lenches, Worcestershire

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### Property Highlights:

- Thatched house with immense potential 2,000 sq.ft approximately
- The property requires complete refurbishment
- Prime location in the picturesque village of Radford
- Generous living spaces for customization and personalization
- Third of an acre provides ample space for potential extensions or enhancements
- Opportunity to craft a residence that perfectly suits your family's needs
- Consider a thoughtfully designed extension featuring an exquisite oak frame (subject to necessary planning permission)
- Abundance of glass panels for a seamless fusion of indoor and outdoor living (subject to necessary planning permission)
- Promises a space flooded with natural light and a harmonious union with the surroundings









Radford House measuring approximately 2,000 sqft, situated in the heart of the highly sought-after village of Radford, presenting a rare opportunity to own a piece of quintessential countryside charm. This wonderful detached thatched residence offers a canvas for your imagination, with spacious accommodation requiring complete refurbishment to transform it into your dream home. Enjoying a prime location in this picturesque village, known for its idyllic surroundings and sense of community.

The property has generous living spaces, providing ample room for customization and personalization. With a third of an acre of wrap around gardens at your disposal, there is ample space to explore potential extensions or enhancements, allowing you to craft a residence that perfectly suits your family's needs.

Radford House has the possibility of untapped potential. Imagine a seamless fusion of timeless charm and contemporary living, achieved through a thoughtfully designed extension featuring an exquisite oak frame and an abundance of glass panels.

This visionary addition promises to transform the living experience, creating a space flooded with natural light, where the boundaries between indoors and outdoors blur into a harmonious union. (subject to necessary planning permission)

The nearby villages of Flyford Flavell and Inkberrow offer a shop, post office, primary schools and public houses. Radford is linked with the village of Rous Lench, which is situated around a









village green; it has a fine church and village hall that hosts various public events which are family friendly. There are excellent schools - Flyford Flavell Primary School, Church Lench C of E First School which is outstanding, Inkberrow Primary School - Outstanding, Upton Snodsbury C of E - Outstanding. Kings Worcester, RGS Worcester, Bromsgrove School & Malvern College.

Kings Hawford, RGS Springfield, Bowbrook House.

Administrative deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**

Oil Central Heating - Not Checked

Septic Tank - Not Checked

Mains Electricity

Mains Water

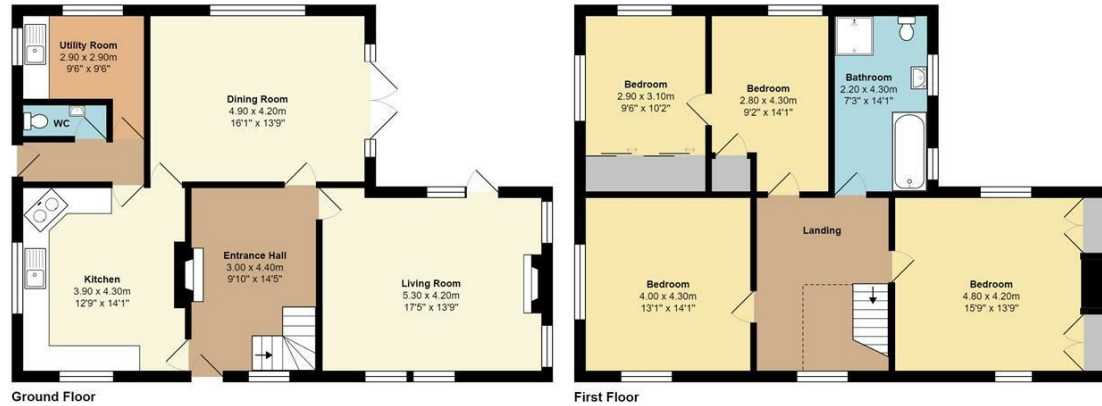




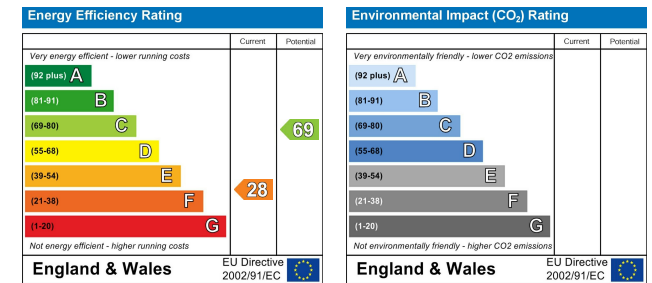




Radford House, Alcester Road, Radford, WR7 4LR



Total Approx Area: 179.0 m<sup>2</sup> ... 1926 ft<sup>2</sup> (excluding double garage)  
 All measurements of doors, windows, rooms are approximate and for display purposes only.  
 No responsibility is taken for any error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



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