



Allan Morris
estate agents

**Main Road, Kempsey,
Worcester.**

THE FREELANDS

**63 Main Road, Kempsey, Worcester.
WR5 3NB**

Features

- 4 Bedroom Grade II Listed period property
- Updated throughout
- Large Family Kitchen/Breakfast Room
- Newly fitted downstairs Shower Room
- Period features to include sash windows
- Mature private rear garden with outbuildings

****NO ONWARD CHAIN****

A beautifully presented, spacious and flexible character property with off road parking to the rear with large detached Garage/workshop and outbuildings offering further potential.

Accommodation briefly comprising: Welcoming Entrance Hall with large walk-in cloaks cupboard, newly installed downstairs Shower Room fitted in a contemporary style with tiled walls, Cellar, large family Sitting Room with stable door to Office Area and further access to rear garden, Dining area with open brick fireplace, open-plan Kitchen/Breakfast Room with doors to the rear, fitted extensively with a matching range of units, Cookmaster Range, Belfast style sink, solid oak work surfaces and Porcelanosa tiled flooring. To the first floor: Good size Landing with access to loft and pull down ladder, four good size double Bedrooms, one with views towards the Malvern Hills in the distance, Family Bathroom with contemporary tiling and shower over.

Outside: To the front is a very pleasant ornamental garden with gated side access. The rear of the garden is of particular note with a good size patio area, flower borders and mature lawn.

Outbuildings: Which were formerly an air raid shelter, leading onto a detached double Garage with vaulted ceiling/potential Annex with doors leading onto parking.

AGENTS NOTE:

The property currently has Planning Permission for a second storey extension, to provide a further Master Bedroom with Dressing Area and En-Suite. (Planning Application No: 21/00222/LB)

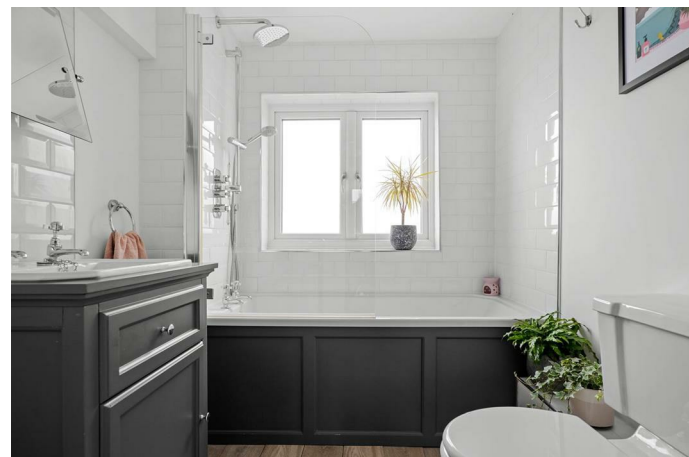




Directions:

From Worcester City centre proceed out along the A38 Bath Road, in the direction of Tewkesbury. Continue straight on over the first island and straight on over the second island, signposted for Kempsey. Continue into the village of Kempsey, where number 63 can be found on the right hand side, as indicated by our For Sale board.

WAM 7164



Useful Information:

Tenure: Freehold

EPC Rating: Exempt - Grade II Listed

Council Tax Band: D



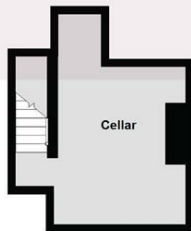
Ground Floor
Approx. 182.6 sq. metres (1965.4 sq. feet)



First Floor
Approx. 65.7 sq. metres (707.4 sq. feet)



Cellar
Approx. 17.5 sq. metres (188.7 sq. feet)



Total area: approx. 265.8 sq. metres (2861.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan Measurements:

DINING AREA:
12'11" x 10'7"

KITCHEN / BREAKFAST ROOM:
26'9" x 10'6"

DOWNSTAIRS SHOWER ROOM:
6'7" x 5'7"

SITTING ROOM:
24'11" x 12'10"

OFFICE SPACE:
11'9" x 4'2"

CELLAR:
16'9" x 10'9"

BEDROOM 1:
13'2" x 10'9"

BEDROOM 2:
13'2" x 10'7"

BEDROOM 3:
11'3" x 10'10"

BEDROOM 4:
11'1" x 10'5"

FAMILY BATHROOM:
7'2" x 6'2"

OUTBUILDING 1:
17'4" x 7'2" (overall)

OUTBUILDING 2:
6'10" x 5'0"

OUTBUILDING 3:
6'9" x 5'6"

LARGE GARAGE / POTENTIAL ANNEXE:
30'0" x 6'8"

FURTHER INTERNAL STORE:
14'4" x 7'2"

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ