



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Hermitage Cottage, 37, Kings End Road, Powick, Worcestershire. WR2 4RB

Offers In Region Of £450,000

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Offering further potential, Hermitage Cottage is a two bedroom detached property, situated within a quiet and sought after location with generous garden to the rear and room to extend, subject to planning and if required.

Accommodation comprising: Covered Porch, Entrance Hall, downstairs Cloakroom and Utility off, Kitchen with walk-in Pantry and further storage, Sitting Room with double doors leading to large Conservatory, further double doors to garden and patio, inner Hall, Dining Room, two double Bedrooms and large Family Bathroom (in need of finishing).

Outside: Ample off road parking via a block pave driveway, leading to 2 sheds. To the rear is a large mature lawned garden, which wraps around to the side and front and hard standing for a greenhouse.

LOCATION:

The property is situated within the sought after village of Powick offering excellent local schooling, easy access into Worcester City and Malvern, together with major transport links and is offered with No Onward Chain. (?)

Entrance Hall - 2.6m x 1.4m (8'6" x 4'7")

Kitchen - 3.6m x 2.7m (11'9" x 8'10")

Utility Room - 1.6m x 1.5m (5'2" x 4'11")

Sitting Room - 4m x 3.7m (13'1" x 12'1")

Conservatory - 4m x 3.7m (13'1" x 12'1")

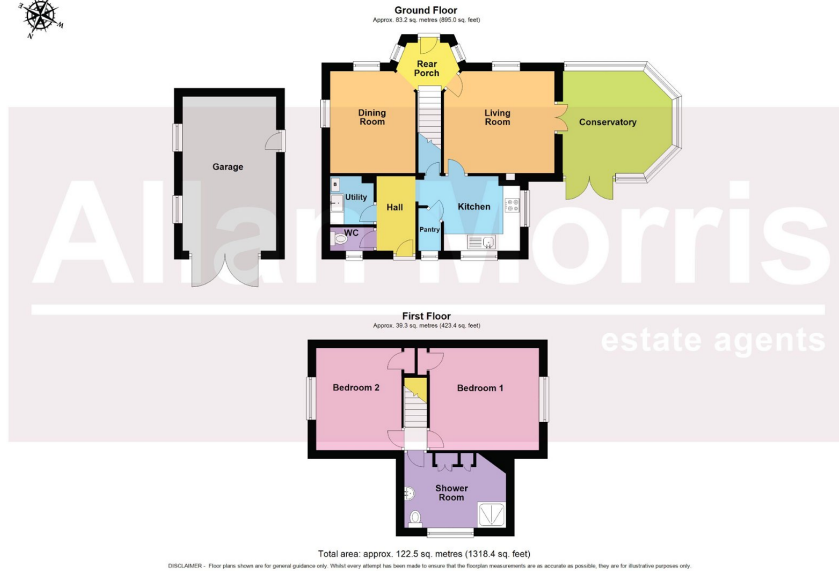
Dining Room - 3.7m x 3m (12'1" x 9'10")

Bedroom 1 - 4m x 3.7m (13'1" x 12'1")

Bedroom 2 - 3.7m x 3.2m (12'1" x 10'5")

Bathroom - 3.7m x 2.8m (12'1" x 9'2")





- Sought after village location
- Excellent local schooling
- Sitting room with space for woodburner
- Large Conservatory
- 2 double Bedrooms
- Large Bathroom (in need of finishing)
- Large mature rear garden
- Ample parking
- Council Tax Band D

