



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

2 Church Cottage, Grimley, Worcester. WR2 6LU

£595,000

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A stunning and much improved extended four bedroom semi detached family home, situated in a highly sought after village location.

Accommodation briefly comprises: Entrance Hall, Living Room, superb open-plan Kitchen/Diner/Family Room (the Kitchen is fully equipped with a high specification Elgar Kitchen to include granite worktops, oven and microwave with warming drawer and integrated dishwasher), Elgar Utility/Boot Room with dog shower and downstairs Cloakroom. On the 1st floor: Three Bedrooms and Family Bathroom. On the 2nd floor: Master Bedroom with En-Suite Shower Room. Property further benefits from underfloor heating throughout, with newly installed Solar Panels and Air Source Heat Pump.

Outside: To the front is off road parking. To the rear is generous private gardens, to include decked area, lawned garden with part artificial lawned area, patio and outdoor Kitchen.

LOCATION: The property is located in the quaint village of Grimley, benefiting from a number of amenities, to include: Ofsted rated 'Outstanding' Primary School with attached pre-school, The Camp Public House, as well as St. Bartholomew's Church. It is also within easy reach of the larger village of Hallow, with further amenities and various Farm Shops such as Top Barn and Broomfield's of Holt located nearby. The property is also within 3 miles of Worcester City itself and located in the sought after catchment area for the Chantry High School.

Open-plan Kitchen / Dining / Family Room: - 8.94m x 8.03m (29'4" max 16'4" min x 26'4" max 13'0" min)

Living Room: - 3.96m x 2.79m (13'0" x 9'2")

Utility Room: - 5.72m x 3.89m (18'9" x 12'9" max 6'5" min)

Bedroom 2: - 4.01m maximum x 3.78m (13'2" maximum x 12'5")

Bedroom 3: - 3.99m x 2.59m (13'1" x 8'6")

Bedroom 4: - 3.53m x 2.91m (11'7" x 9'6")





Total area: approx. 176.9 sq. metres (1904.2 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.

- Superb extended family home
- 4 Bedrooms
- Spacious Utility with dog shower
- Popular school catchment
- Log burner
- Bi-fold doors out to rear garden
- Driveway
- Views over Church to front
- Large open-plan living accommodation
- Council Tax Band: D

