



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Hop Pole House, Sherridge Road, Leigh Sinton, Worcestershire. WR13 5DB

Offers Over £400,000

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A spacious four bedroom detached family home, inviting updating throughout and situated within the popular of Leigh Sinton.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Living Room, Dining Room, Kitchen and Utility Room. On the first floor: Four Bedrooms and Family Bathroom.

Outside: Generous driveway and double Garage. To the rear is enclosed garden.

LOCATION:

The property is located in the popular village of Leigh Sinton, benefiting from Public House, Chinese Takeaway, Convenience Store and Primary School. The village further benefits from easy access to both Worcester and Malvern, offering excellent facilities and mainline rail links to London.

Living Room: - 5.38m x 5.11m (17'8" x 16'9")

Dining Room: - 3.2m x 3.1m (10'6" x 10'2")

Kitchen: - 4.19m x 3.1m (13'9" x 10'2")

Utility Room: - 2.97m x 2.46m (9'9" x 8'1")

Bedroom 1: - 4.52m x 4.06m (14'10" x 13'4")

Bedroom 2: - 4.14m x 3.38m (13'7" x 11'1")

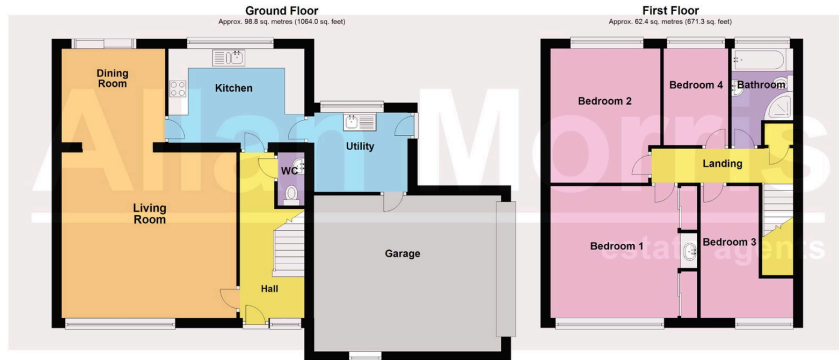
Bedroom 3: - 4.06m x 2.84m maximum (13'4" x 9'4" maximum)

Bedroom 4: - 3m x 1.98m (9'10" x 6'6")

Bathroom: - 3m x 1.91m (9'10" x 6'3")

Double Garage: - 5.77m x 4.83m (18'11" x 15'10")





Total area: approx. 161.2 sq. metres (1735.2 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.

- Detached family home
- Inviting updating throughout
- Double Garage
- Corner plot
- NO ONWARD CHAIN
- 4 Bedrooms
- Driveway
- Private garden
- Popular village location
- Council Tax Band: E

