



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Woodmanton Cottage, Moseley Road, Hallow, Worcester. WR2 6NH

Offers In Region Of £600,000

3 1 2



A sizable three double bedroom detached family home, offering huge potential and enjoying a generous plot, situated in the sought after village of Hallow.

Accommodation comprising: Entrance Hall, downstairs Cloakroom, Study, spacious Living Room, open plan Sitting Room/Dining Room, Kitchen and Utility Room. Three double Bedrooms all with En-suite facilities, spacious Landing with potential to create further Bedroom and access to eaves storage area.

Outside: The property benefits from a generous driveway providing parking for several vehicles, detached double garage and outside store as well as a generous, private rear gardens.

LOCATION: The property is situated within the much sought after village of Hallow, with local amenities to include shop, Post Office, cafe, public house and primary school, within easy reach of Worcester City and major transport links.

Kitchen - 4.17m x 3.07m (13'8" x 10'1")

Utility Room - 3.07m x 1.75m (10'1" x 5'9")

Sitting Room - 3.43m x 2.74m (11'3" x 9'0")

Study - 2.29m x 2.21m (7'6" x 7'3")

Living Room - 7.01m x 5.61m (23'0" x 18'5" max 11'2" min)

Bedroom 1 - 4.32m x 3.2m (14'2" x 10'6")

En-suite - 2.21m x 1.83m (7'3" x 6'0")

Bedroom 2 - 3.89m x 3.25m (12'9" x 10'8")

En-suite - 2.26m x 1.55m (7'5" x 5'1")

Bedroom 3 - 3.43m x 3.07m (11'3" x 10'1")

En-suite - 2.06m x 1.52m (6'9" x 5'0")





- No Onward Chain
- 3 double Bedrooms
- Generous driveway
- Detached double garage with storage over
- Council Tax Band F
- Sizable detached family home
- Potential to create 4th Bedroom
- Private gardens
- Sought after village location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	