



5b Church Street, Kempsey, Worcester. WR5 3JG

Features:

- * Brand new detached family home
- * Spacious versatile accommodation (approx. 259.2 sq.m/2790.4 sq.ft.)
- * Generous private garden, southerly rear aspect
- * Central heating with air source heat pump
- * Solar Panels (3.64 kw system)
- * Off road parking for 3/4 cars
- * Viewing highly recommended

A brand new individual detached family home, offering spacious and versatile accommodation (approx. 259.2 sq.m/2790.4 sq.ft.) built and finished to a high specification, situated close to the heart of this popular and sought after village.

Accommodation briefly comprises: Reception Hall, Lounge, Kitchen/Dining/Family Room, Study, Utility Room, Cloakroom, four generous double Bedrooms (Main Bedroom having an En-Suite Bathroom), Family Bathroom, 2 Attic Rooms, W.C. and Store/Plant Room.

Outside: To the front of the property is a mono block frontage, providing off road parking for 3/4 cars, in turn leading to the front door and a gated side/rear pedestrian access. To the rear of the property is a predominantly lawned garden leading down to Hatfield Brook, a large paved patio area with outside courtesy light and outside power points, all enjoying a south facing aspect.

LOCATION:

The property is situated in the heart of the village of Kempsey, which is an extremely popular semi rural village, offering easy access back into Worcester City and with a range of local amenities to include Doctors Surgery, several Public Houses, Village Store and Primary School. Kempsey is also ideally placed for quick access to motorway links via Junction 7 of the M5 and within 10 minutes drive of Worcestershire Parkway Station.





Directions:

From Worcester City centre proceed out along the A38 Bath Road and proceed straight on over two traffic islands and into the village of Kempsey. Continue along and turn right into Church Street, where number 5b can be found on the left hand side, as indicated by our For Sale board.

WAM 7704

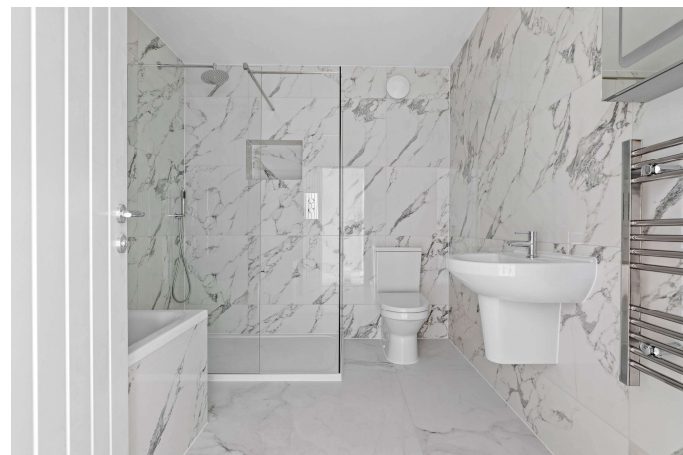
Useful Information

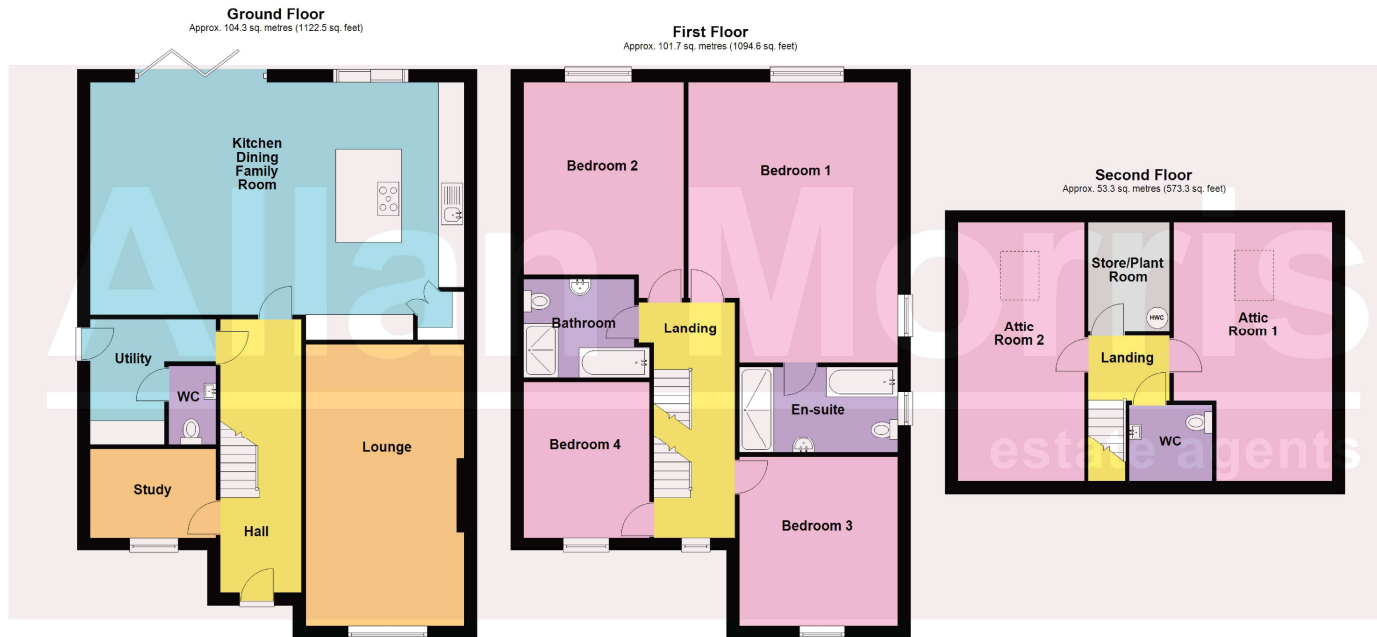
Tenure: Freehold

SAP Rating: 93A

Council Tax Band: TBC

PRICE: £ 675,000





Total area: approx. 259.2 sq. metres (2790.4 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:

Kitchen/Dining/Family Room: - 8.79m x 5.46m (28'10" x 17'11")

Utility Room: - 2.97m x 2.95m (9'9" x 9'8")

Lounge: - 6.6m x 3.71m (21'8" x 12'2")

Study: - 2.95m x 2.06m (9'8" x 6'9")

Bedroom 1: - 6.6m x 4.93m (21'8" maximum x 16'2")

En-Suite Bathroom: - 3.71m x 2.01m (12'2" x 6'7")

Bedroom 2: - 5.08m x 3.76m (16'8" x 12'4")

Bedroom 3: - 3.96m x 3.71m (13'0" x 12'2")

Bedroom 4: - 3.66m x 2.95m (12'0" x 9'8")

Bathroom: - 2.59m x 2.31m (8'6" x 7'7")

Attic Room 1: - 6.07m x 3.71m (19'11" x 12'2")

Attic Room 2: - 6.07m x 2.97m (19'11" x 9'9")

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 our 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 advised to verify all the dimensions carefully. Fixtures & 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.

Address:
32 Sidbury, Worcester, WR1 2HZ