



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



## 6 Spellis Green Cottage, Hindlip Lane, Hindlip, Worcester. WR3 8SJ

Offers In Region Of £465,000

3 1 3





A beautifully maintained three bedroom period semi detached property, within easy reach of amenities, local schooling and major transport links, offering well planned accommodation.

**Accommodation:** Entrance Hall with storage, Snug with log burner and shutters, leading into Sitting Room with wood burner, steps down to Dining Area with underfloor heating and bi-fold doors into Family Room, with further wood burner and roof glazed panels, Kitchen with underfloor heating, fitted with a range of units, with wooden work surfaces, Belfast style sink, Utility Area with space and plumbing for washing machine, etc., door to patio and garden, downstairs Cloakroom. First floor: 3 Bedrooms (2 with cast iron open fireplaces), and Family Bathroom.

**Outside:** There is a gravelled driveway, outside EV charging point and access to the rear. 'The Biscuit Tin' is a Shepherds Hut, with stable style door, double bed sleeping area, fitted Kitchen area with sink, hob, oven, fridge and double shower, etc. The rear garden has a large lawned area, mature fruit trees and vegetable plot.

**Dining Room / Snug:** - 3.8m x 3.6m (12'5" x 11'9")

**Sitting Room:** - 4.9m x 3.6m (16'0" x 11'9")

**Dining Area:** - 4.5m x 2.8m (14'9" x 9'2")

**Family Room:** - 4.5m x 3.5m (14'9" x 11'5")

**Kitchen:** - 3.7m x 2.1m (12'1" x 6'10")

**Utility Area:** - 2m x 1.2m (6'6" x 3'11")

**Bedroom 1:** - 3.7m x 2.8m (12'1" x 9'2")

**Bedroom 2:** - 3.6m x 2.8m (11'9" x 9'2")

**Bedroom 3:** - 2.6m x 1.9m (8'6" x 6'2")

**Bathroom:** - 2.6m x 1.8m (8'6" x 5'10")

**Shepherds Hut:** - 5.2m x 2.2m (17'0" x 7'2")







- 3 Bedroom semi detached period property
- Ample off parking
- Separate fully maintained shepherd's hut
- EV electrical charging point
- Characterful features
- Vegetable produce area
- Large garden
- Council Tax Band: C

