



5 Periwinkle Cottages, Upper Wick Lane, Rushwick, Worcester WR2 5TS

£280,000

**Allan Morris**  
estate agents

## 5 Periwinkle Cottages, Upper Wick Lane, Rushwick, Worcester WR2 5TS

VACANT & NO UPWARD CHAIN'

This freehold semi-detached family home was built in 2020 in the desirable village of Rushwick, having a popular school and is in easy reach, having a regular bus service, of the amenities of St Johns and the facilities of Worcester City Centre. Rushwick is accessible to the M5, providing good access to Birmingham and the national motorway network.

The well appointed house offers spacious accommodation of approximately 910sqft, comprising: a reception hall with toilet off; fitted kitchen diner; large living room; landing with cupboard; three bedrooms; en suite shower room; and a family bathroom.

In addition, the property benefits from a drive for two cars to the rear, good sized gardens, PVC double glazing, gas-fired central heating and a building warranty to the 10 year anniversary of the completion of the build.





The property more particularly comprises:

A canopy porch with a double glazed side door opening to the RECEPTION HALL having doors to the kitchen and lounge, ceiling light point and a door to:

#### **CLOAKROOM**

Having a wite low flush w/c and wash hand basin set on a cupboard unit with tiled splashback. Obscure double glazed window to front, radiator, extractor fan and a ceiling light point.

#### **FITTED KITCHEN DINER**

4.01m x 3.05m

(Measurements include units) having a range of base and wall units with worktop surfaces, single bowl/single drainer sink, recess for washing machine, space for fridge/freezer and a built-in electric oven and four ring gas hob with cookerhood over. Two double glazed windows to front, radiator, ceiling light point and a wall mounted gas-fired 'Worcester' combination boiler.





**LOUNGE**

5.18m x 5.08m

(Measurements include stairs) having a double glazed window to rear, twin double glazed French door to the rear garden, radiator, t.v. aerial point, telephone point and two ceiling light points.

The stairs with balustrade lead up to the FIRST FLOOR LANDING having a built-in cupboard, access hatch to loft and a ceiling light point.

**BEDROOM ONE**

3.40m < 3.68m x 3.30m < 4.17m

(Measurements include wardrobe & recesses) having a built-in wardrobe, double glazed window to rear, radiator, ceiling light point and a door to:

**EN SUITE SHOWER ROOM**

1.78m x 1.55m

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a shower cubicle. Obscure double glazed window to rear, radiator, extractor fan and a ceiling light point.

**BEDROOM TWO**

2.97m x 2.79m < 3.33m

(Measurements include recess) having a double glazed window to front, radiator and a ceiling light point.

**BEDROOM THREE**

3.18m x 1.75m < 2.29m

(Measurements include recess) having a double glazed window to front, radiator and a ceiling light point.

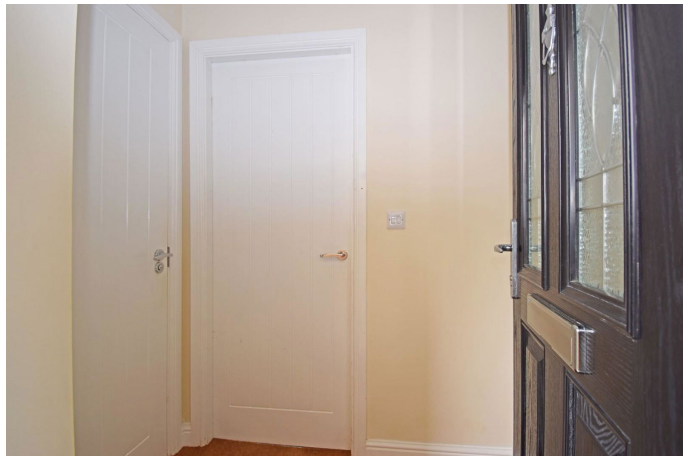
**FAMILY BATHROOM**

2.39m x 1.70m

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath. Obscure double glazed window to side, radiator, extractor fan and a ceiling light point.

**OUTSIDE****PARKING**

The property benefits from two parking spaces to the rear with a gate to the rear garden.





**GARDENS**

The house stands behind a lawn behind a mature hedge and post and rail fence and is approached via a gate over a paved pathway. The pathway continues along the side to the rear, where a gate opens to the private rear garden which briefly comprises: a paved patio to the rear of the house, beyond which is a lawn with a path along the side to the gate to the parking at the rear. Along the side of the path is a wide pea gravel area.

**GENERAL INFORMATION**

**BUILDING WARRANTY**

There is a build warranty via Advantage to the 10 year anniversary of the completion of the build.

**TENURE**

The vendor advises us that the property is FREEHOLD. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

**COUNCIL TAX BAND: to be confirmed**

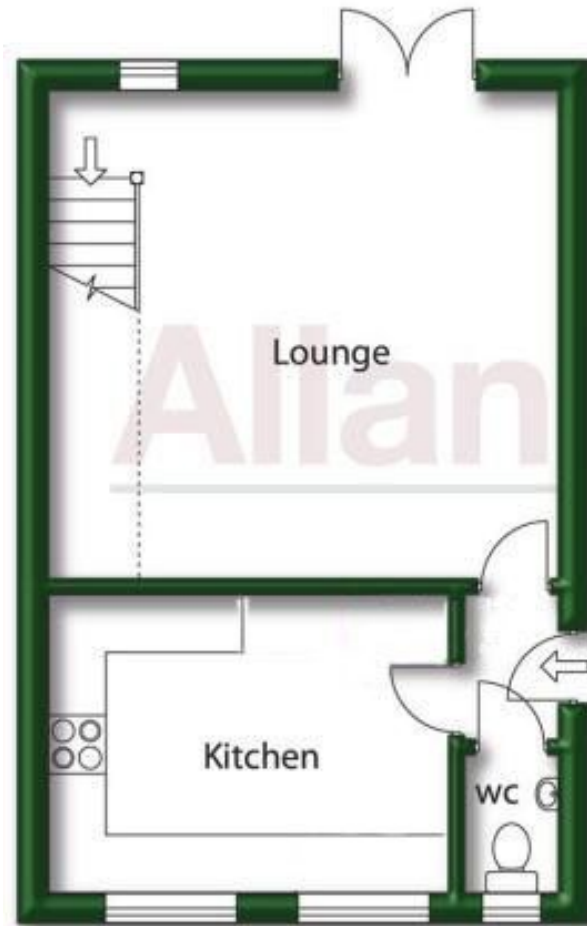
(Malvern Hills District Council)

**EPC RATING: B**

(Energy Performance Certificate)

**DIRECTIONS**

From the M5 motorway junction 7, take the Whittington Road towards Worcester. At the first island turn left into the A4440 Crookbarrow Way, then the second exit at the next island into the A4440 Broomhall Way. At the end of the road, take the second island exit into the A4440 Temeside Way. At the end of the road, take the second island exit into the A4440 Hams Way. At the end of the road, take the first island exit into Upper Wick Lane, where the property will be found on the right, as indicate by the agent's 'for sale' board.



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

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