



Snowdrop Cottage, Addis Lane, Cutnall Green, Worcestershire, WR9 0NB

£525,000

Allan Morris
estate agents

Snowdrop Cottage, Addis Lane, Cutnall Green, Worcestershire, WR9 0NB

'Vacant & No Upward Chain'

This freehold detached cottage is situated in a desirable village, convenient for commuting to Birmingham and Worcester and the facilities of the nearby towns of Droitwich, Bromsgrove and Kidderminster.

The house offers spacious accommodation of approximately 1,400sqft (excluding conservatory), comprising: a reception hall with a fitted cloakroom; inglenook lounge opening to a dining room; fitted breakfast kitchen; utility room; double glazed conservatory; landing; three bedrooms; and a large bathroom.

In addition, the property benefits from a private garden with a lovely southerly aspect, oil-fired central heating run from the Rayburn range, drive for up to three cars and wood framed double glazing.





DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller & have not checked any legal documentation. Points of interest or concern should be verified by your solicitor.
- Allan Morris have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate & may include recesses, suites, units, restricted headroom & wardrobes.

KEY POINTS

- Freehold tenure
- Detached cottage
- Approx 1,400sqft
- Oil-fired central heating
- Rayburn runs heating & hot water
- Wood framed double glazing
- Private southerly garden
- Three car drive
- Council Tax band F
- Energy Performance Certificate band E
- Vacant & No upward chain





INCLUSIONS

- Carpets & floor coverings as fitted
- Blinds & curtains as fitted
- Rayburn range in kitchen
- Wood burning stove in lounge
- Fitted wardrobes in bedrooms 1 & 2
- Two timber sheds in garden

DESCRIPTION

GROUND FLOOR

- **OPEN PORCH**
- **RECEPTION HALL** 3.06m x 1.19m < 2.28m (10'0" x 3'11" < 7'6")
- **FITTED CLOAKROOM** 2.25m x 0.99m (7'4" x 3'3")
- **INGLENOOK LOUNGE** 5.93m x 4.09m < 4.87m (19'5" x 13'5" < 16'0")
- **DINING ROOM** 3.38m < 4.59m x 2.75m (11'1" < 15'1" x 9'0")
- **FITTED BREAKFAST KITCHEN** 4.38m x 3.03m (14'4" x 9'11")
- **UTILITY ROOM** 2.77m x 2.18m (9'1" x 7'2")
- **DOUBLE GLAZED CONSERVATORY** 6.98m x 3.59m (22'11" x 11'9")

FIRST FLOOR

- **LANDING** 4.24m x 2.09m < 2.66m (13'11" x 6'10" < 8'8")
- **BEDROOM ONE** 5.83m x 2.93m < 3.98m (19'2" x 9'7" < 13'0")
- **BEDROOM TWO** 4.25m x 2.92m (13'11" x 9'7")
- **BEDROOM THREE** 3.50m x 2.16m (11'6" x 7'1")
- **LARGE BATHROOM** 3.22m x 2.67m (10'6" x 8'9")



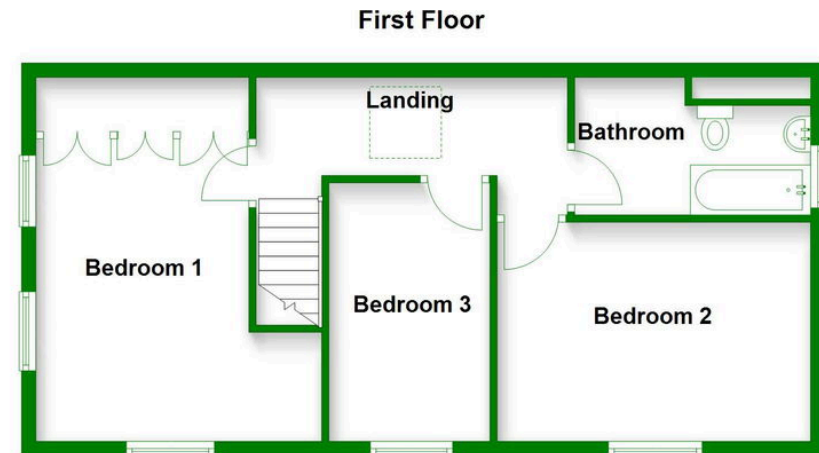
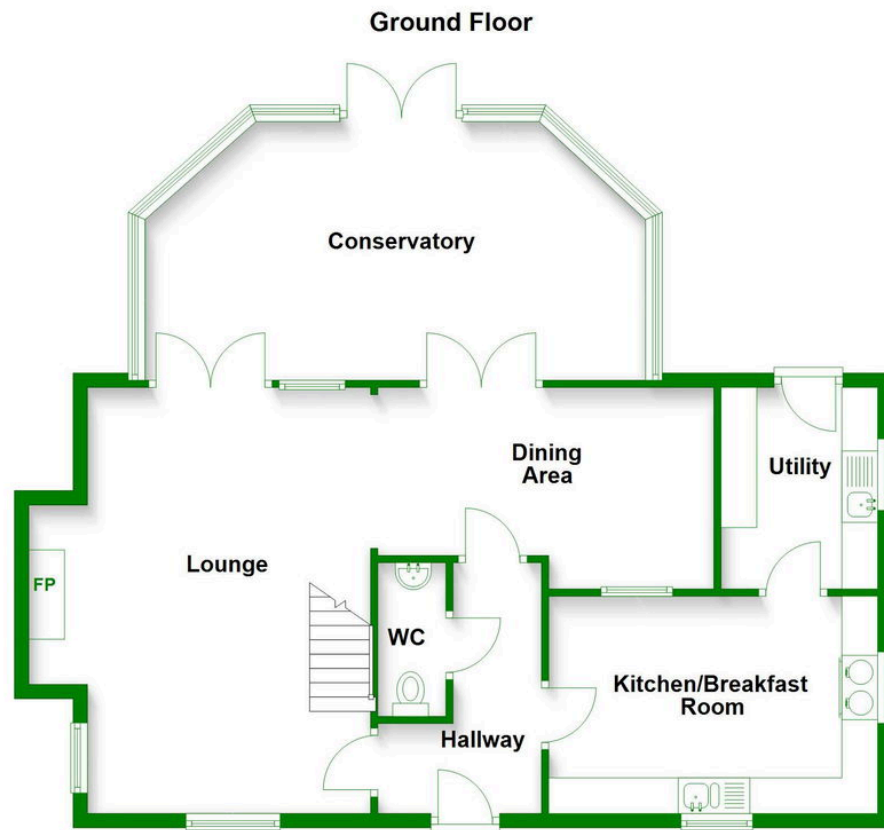


OUTSIDE

- **PARKING** The block paved drive provides off-road parking for three cars to the front and side of the cottage.
- **GARDENS** The cottage stands behind a small gravel garden behind a hedge. From the drive, two gates open to the private rear garden having a lovely southerly aspect, comprising: a block paved patio across the rear of the house, with steps leading up to the lawn with established borders.

DIRECTIONS

- From Bromsgrove: take the A448 Kidderminster Road and proceed under the M5 motorway bridge. Take the fourth turning on the left into Clattercut Lane, then turn left at the end of the road into the A442 Kidderminster Road. Take the first turning on the left into Addis Lane, where the property will be found on the right, as indicated by the agent's 'for sale' board.



Not to scale.
For general guidance purposes only
and not to be taken as a statement of fact.

Plan produced using PlanUp.

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