

Cottage 1

Cottage 2



No 2 The Gallies

Main Road, Ombersley, Worcestershire, WR9 0DS

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Key Features

- Freehold with vacant possession
- Traditional residential terraced cottage
- Two bedrooms. Off road parking and decked rear garden
- Excellent down sizing or starter home opportunity
- All interested parties should contact Steph Russell on 0121 353 2757 or steph@matthewphillipssurveyors.co.uk for further information or to arrange viewings

Location

Ombersley is an attractive village in the Wychavon district of Worcestershire located close to the A449 trunk road and approximately 10 minutes from Junction 6 of the M5 motorway.

The City of Worcester is 6 miles to the south and Kidderminster is 6 miles north.

The property is situated in the village centre with main road frontage, close to the junction with the A4133 and adjoining the Cross Keys village pub.

Description

A two storey brick built part rendered terraced cottage under a pitched tile roof with a rear single storey flat roof extension.

Side access to off road gravelled parking at the rear with a private enclosed decked garden area. The seller owns additional land to the rear which is excluded from the sale.

Accommodation

Ground Floor

Main entrance from the rear parking area to hallway with adjoining reception area/workspace, rear fitted kitchen and front lounge with dining area.

First Floor

Landing to main bedroom, second bedroom and bathroom with wash basin and wc suite and bath with shower over.

Floor plans of the property are included.

Tenure

The property is offered for sale on a freehold basis with vacant possession.

Please note that:-

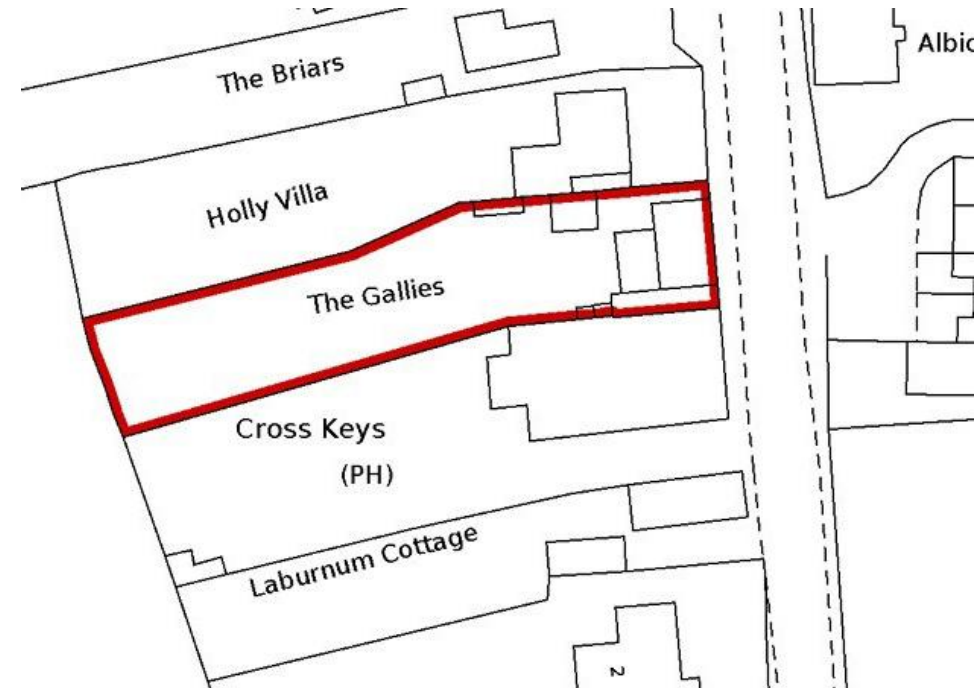
- i) The Vendor owns both No1 and No2 The Gallies and additional rear land in a single Freehold Title, as shown edged red on the Land Registry extract. If the cottages are sold individually then separate Title to each will need to be created. Mutual rights for access and parking, and any other necessary purposes would be reserved in each title.
- ii) The Vendor has excluded from the sale the land to the rear of the cottages as shown edged blue on the overhead image included. This land may be available for purchase by separate negotiation.
- iii) The Vendor will reserve rights over the land edged red and blue on the overhead image for rights of access and other purposes. Further information is available on request.

Services

Mains electricity, water and drainage are connected to the property. Heating has previously been provided by wall mounted electric heaters. Interested parties should note that there has been no testing of any of the service installations.

Fixtures and Fittings

The property is sold on an unfurnished basis. The Vendor provides no warranty as to the condition or safety of any items remaining at the property on the date of completion.





GROSS INTERNAL AREA
 TOTAL: 86 m²/922 sq ft
 GROUND FLOOR: 52 m²/558 sq ft, FIRST FLOOR: 34 m²/364 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





Business Rates

The property is within Council Tax Band C and the current charge is £1,850.29.

EPC

An EPC will be made available to inspect. The property has an EPC rating of Band E.

Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to book a viewing please contact:

Steph Russell

0121 353 2757 or steph@matthewphillipssurveyors.co.uk

The Agents for themselves and for the Vendors or Lessors of the property(ies) confirm that: a) The sales particulars are produced for the guidance of interested parties and do not constitute any part of any offer or contract. b) Although believed to be correct, the accuracy of all descriptions and details is not guaranteed and should not be relied upon by intending purchasers or lessees who should satisfy themselves by inspections and enquiries as to their correctness. c) The Agents do not have any authority to make any representation or warranty whatever in relation to the properties or businesses to which these sales particulars relate.
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