



Connells

Court Cottages Sinton Green
Hallow Worcester

Court Cottages Sinton Green Hallow Worcester WR2 6NP

For Sale
£450,000



Property Description

Nestled within the picturesque village of Sinton Green, this delightful four-bedroom semi-detached period property which offers an abundance of character, generous gardens, and versatile living accommodation set across three floors.

An exciting opportunity to purchase a period property within this popular village location, approached by a beautiful front garden and driveway with mature trees and shrubbery with potential to improve and extend subject to planning permission.

Set over three floors the property in brief comprises of conservatory, living room, dining room opening to kitchen, downstairs bathroom, addition bedroom/reception with ensuite wet room and a basement.

To the first floor there are two double bedrooms, a third single bedroom and toilet offering potential to create an upstairs bathroom.

Outside the property to the rear is an enclosed garden which is mainly laid to lawn.

Located within easy reach of Worcester, yet enjoying the tranquillity of rural village life, this lovely period home combines charm, space, and convenience in a highly desirable setting.

Ground Floor

Entrance Hall

Pendant ceiling light.

Stairs to the first floor.

Living Area

15' 7" x 12' 9" (4.75m x 3.89m)

Front and side facing double glazed windows, pendant ceiling light, radiator and carpet flooring.

Dining Room

13' 8" x 10' 11" (4.17m x 3.33m)

Rear facing double glazed window, pendant ceiling light, radiator and carpet flooring.

Kitchen

13' 8" x 9' (4.17m x 2.74m)

Side facing double glazed window. ceiling lights, wall and base units, stainless steel sink and drainer unit, space for appliances and carpet flooring.

Door to the side.

Utility Room

6' 5" x 3' 4" (1.96m x 1.02m)

Laminate flooring.

Bathroom

Rear and side facing double glazed windows, walk in shower, bath, tiled walls and a towel radiator.

Conservatory

11' 2" x 10' 6" (3.40m x 3.20m)

Laminate flooring.

Bedroom Four

8' 10" x 6' 10" (2.69m x 2.08m)

Side facing double glazed window, radiator and laminate flooring.

Shower Room

Rear facing double glazed window, wet room, towel radiator and tiled walls.

First Floor

Landing

Side facing double glazed window and carpet flooring.

Bedroom One

15' 7" x 12' 9" (4.75m x 3.89m)

Front and side facing double glazed windows, ceiling light, radiator and laminate flooring.

Bedroom Two

14' 3" x 11' 9" (4.34m x 3.58m)

Rear facing double glazed window, ceiling light, radiator and carpet flooring.

Door to the cellar.

Bedroom Three

13' 7" x 9' 6" (4.14m x 2.90m)

Rear facing double glazed window, radiator, ceiling light, fitted wardrobes and laminate flooring.

W.C

Ceiling light, wash hand basin and W.C.

Lower Ground Floor

Cellar

15' 8" x 12' 6" (4.78m x 3.81m)

Front facing double glazed window, spotlights, radiator and laminate flooring.

Outside

Outside Front

To the front of the property is a spacious driveway with mature trees and shrubbery.

Outside Rear

To the rear of the property is a spacious laid to lawn enclosed garden. There is also a log store and a shed.

Services

All main services are connected to the property.

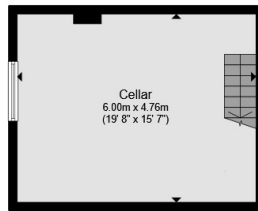
Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to timeframes for registration.

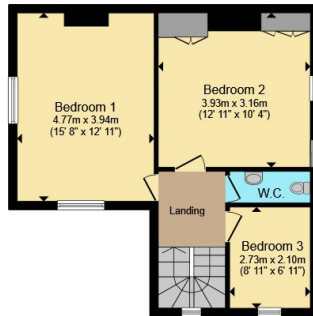








Cellar



First Floor



Ground Floor

Total floor area 168.2 m² (1,810 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: D Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WOR315655



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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