



**Connells**

Grove Cottages  
Whittington



## Property Description

We are pleased to acquire this two bedroom cottage style home with character features throughout with log burner and exposed beams. Situated in the sought-after location of Whittington, close to local shops, schools and the infamous pub The Swan.

This characterful home offers sitting room, kitchen with door to utility, downstairs bathroom and two bedrooms upstairs. There is a driveway to the front providing off road parking for two vehicles plus gardens to the front and rear.

This property is offered with no onward chain.

## Location

Whittington is a small village approximately 3 miles south of Worcester and is home to around 1,000 residents.

The village also has a primary school, a post office, and a village hall, which hosts a range of community events throughout the year. Whittington is surrounded by beautiful countryside, making it a popular destination for walkers and cyclists.

Despite its small size, Whittington has a strong sense of community and is home to a number of local clubs and societies, including a cricket club, a gardening club, and a history society. The village also has a number of local businesses, including a pub, a convenience store, and a hair salon. Overall, Whittington is a charming village with a rich history and a strong sense of community spirit.

Whittington also has access to Worcester Parkway Station providing easy links to Cardiff, Birmingham, London and the South West.

## Accommodation Details

The property comprises of sitting room, kitchen, utility room, bathroom, two bedrooms.

The property further benefits from having front and rear gardens, driveway to the front with parking for two vehicles.

## Ground Floor

### Sitting Room

11' 7" x 9' 11" ( 3.53m x 3.02m )  
Front facing double glazed window, wooden front door, door to kitchen, wooden exposed beams, ceiling light, exposed beams, brick fireplace with inset log burner, radiator, tiled flooring.

### Kitchen

7' 11" x 11' 8" ( 2.41m x 3.56m )  
Rear facing double glazed window, door to utility room, stairs to first floor, fitted kitchen with a range of floor mounted and eye level units, built in oven, stainless steel sink drainer unit, built in under counter fridge, ceramic induction hob, tiled splashback, ceiling light, exposed wooden beams, radiator, tiled flooring.

### Utility Room

2' 4" x 5' 11" ( 0.71m x 1.80m )  
Wooden door to rear, plumbing and space for washing machine, ceiling light.

### Bathroom

Side facing double glazed window, bath with mixer tap and shower over, pedestal wash hand basin, WC, ceiling light, radiator, tiled flooring.

### First Floor Landing

Doors to both bedrooms, ceiling light, access to loft hatch, radiator, wall mounted boiler, storage cupboards.

### Bedroom One

15' 5" x 9' 11" ( 4.70m x 3.02m )  
Front facing double glazed window, ceiling light, radiator, built in wardrobe.

## Bedroom Two

8' x 9' ( 2.44m x 2.74m )

Rear facing double glazed window, ceiling light, radiator, fitted shelving, storage cupboard.

## Outside Front

To the front of the property there is a pathway with space for parking to the right for two vehicles, lawned foregarden and access to the rear through archway.

## Outside Rear

To the rear of the property there is an enclosed garden with a decked area leading to a block paved area and grassed area, garden shed. Access to front via gate.

## Services

All mains are connected to the property.





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.focalagent.com](http://www.focalagent.com)

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**view this property online [connells.co.uk/Property/WVL306972](http://connells.co.uk/Property/WVL306972)**

**Directions to this property:**

From the Warndon Villages office turn left onto Mill Wood Drive and then take the first exit off the roundabout onto Woodgreen Drive. Go straight over the next roundabout and then take the first exit onto Newtown Road. Take the third exit onto the A4440. Follow the road for some time and then at the roundabout take the first exit onto Church Lane, then turn right onto Narrow Walk where the property will be on your right hand side.

**EPC Rating: C**



Tenure: Freehold



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