

property details **approval form**

9 The Bungalows, Shelsley Beauchamp, Worcester, Worcestershire, WR6 6RD

Date: 20 March 2024

Property Ref and Version: KMS113555 - 0006

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in the region of £260,000

Tenure: Freehold

>> **key features**

- > TWO BEDROOM
- > SEMI-DETACHED BUNGALOW
- > QUIET RURAL LOCATION
- > COUNTRYSIDE VIEWS
- > NO CHAIN
- > CHANTRY SCHOOL CATCHMENT
- > EPC Rating: Awaited

>> **short description**

TWO BEDROOMSEMI-DETACHED BUNGALOW***QUIET RURAL LOCATION***COUNTRYSIDE VIEWS***NO CHAIN***MUST BE VIEWED***DOUBLE GLAZED & OIL FIRED RADIATOR HEATING ***

>> **long description**

An excellent two bedroom semi-detached bungalow located in a quiet sought after rural Village of Shelsley Beauchamp, The internal accommodation comprises of entrance porch, entrance hallway, lounge, kitchen, conservatory, two bedrooms and a bathroom. The external benefits from a driveway and rear garden. This bungalow is surrounded by countryside views and within catchment for The Chantry School, so must be viewed! Call today to arrange your viewing.

>> **directions**

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>> **room description**

Approach

Well established mature shrub borders, stoned driveway, side gate to rear garden and pathway to entrance porch.

Entrance Porch

Double glazed window to front aspect, two double glazed windows to side aspect, ceiling light and door to entrance hallway.

Entrance Hall

Two ceiling lights, access to loft via hatch, built-in storage cupboard, oil fired central heating radiator, doors to lounge, bedrooms and bathroom.

Lounge

13' 11" Max x 11' 5" (4.24m Max x 3.48m)

Double glazed window to front aspect, ceiling light, oil fired central heating radiator, oil fired burner and door leading to kitchen.

Kitchen

8' 4" x 8' 4" (2.54m x 2.54m)

Double glazed window to rear aspect, ceiling light, base units, worktops over, sink, oil fired central heating radiator, double glazed doors to side aspect leading to garden and door leading to conservatory.

Conservatory

22' 10" x 9' 8" (6.96m x 2.95m)

Double glazed windows to side and rear aspect, two oil fired central heating radiators and double glazed door to rear aspect leading to garden.

Bedroom One

13' 5" x 8' 11" (4.09m x 2.72m)

Double glazed window to rear aspect, ceiling light, oil fired central heating radiator and double glazed doors to rear aspect leading to conservatory.

Bedroom Two

8' 11" x 7' 11" (2.72m x 2.41m)

Double glazed window to front aspect, ceiling light and oil fired central heating radiator.

Bathroom

Double glazed window to rear aspect, ceiling light, shower with tray, part tiled splashbacks, WC, wash hand basin and oil fired central heating radiator.

Rear Garden

Fence enclosed boundaries, shed, lawned area offering countryside views, patio, well established shrubs and side gate to front.

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Agent Note

The Council Tax Band is C.

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>> property images



Your Shipways office: 4 Carlton House, Marlborough Street, KIDDERMINSTER, Worcestershire, DY10 1AY
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>> **property images**



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>> floor plan



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

>> approval

Signature

Date

Ethan Forrester		
Mr & Mrs A.&T. Small		

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