



High Tree, Hartlebury, Worcestershire

G HERBERT  
BANKS

EST. 1898

High Tree  
Waresley Road  
Hartlebury, Kidderminster  
Worcestershire  
DY11 7XT

A most appealing semi-detached dormer bungalow requiring modernisation.

Sought after village location.

Entrance porch, reception hall, study/bedroom 3, lounge, dining room, breakfast kitchen, W.C.

2 double bedrooms, family bathroom with separate W.C.

In all about 1128 sq.ft

Large rear garden, driveway parking, garage.

### NO ONWARD CHAIN

### Situation

Hartlebury is a desirable and well serviced village which is most accessible for commuting. The village provides an extensive range of amenities including a junior school, post office/store, 2 pubs, large garage complex, an active village hall and the wonderful Hartlebury Castle and St James Church. It has the added benefit of a rail station with direct connections to Worcester and Birmingham.

The cathedral city of Worcester and Wyre Forest towns of Kidderminster and Stourport are very accessible. There is good M5 motorway access via junctions 5 at Wychbold and 6 at north Worcester.

### Description

This lovely dormer bungalow is a most welcoming home which has been in the same ownership since it was built in the 1960s. Although in need of upgrading, the property offers versatile accommodation and has a light and bright feel throughout.

It is approached by a small porch with glazed door into the central reception hall. Leading off this is the spacious lounge with large window to the front and woodburning stove in feature brick surround.

There is a further reception room with gas fireplace and doors out to the rear garden. Useful study/bedroom 3 and downstairs cloakroom. These two rooms could be utilised as bedrooms if required.

The large breakfast kitchen has a range of wall and floor mounted cabinets with working surfaces over, spaces for freestanding appliances, AEG gas hob, built in double oven and a door leads out to the rear. The kitchen enjoys a lovely garden aspect.



The first floor has a small central landing, with 2 double bedrooms, one having fitted wardrobes. Family bathroom with separate W.C. There is a useful airing cupboard.

### Outside

The property sits in a generous plot having a good-sized driveway to the front and large rear garden which is mainly laid to lawn. Having a mixture of shrubs, planting and mature trees offering the property some privacy. There is also a large decking area and useful garage.

## GENERAL INFORMATION

### Services

Mains electricity, water drainage and gas central heating.

### Local Authority

Wychavon District Council Tel: 01386 565000

### EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting: [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate).

The EPC was carried out in March 2024 with a rating 63/D; potential 83/B.

### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

### Viewing

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

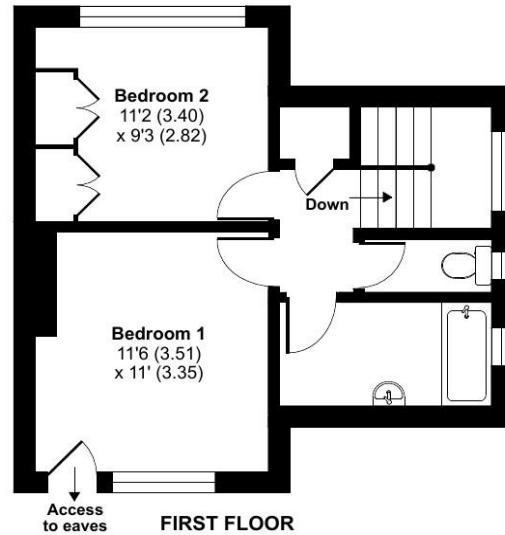
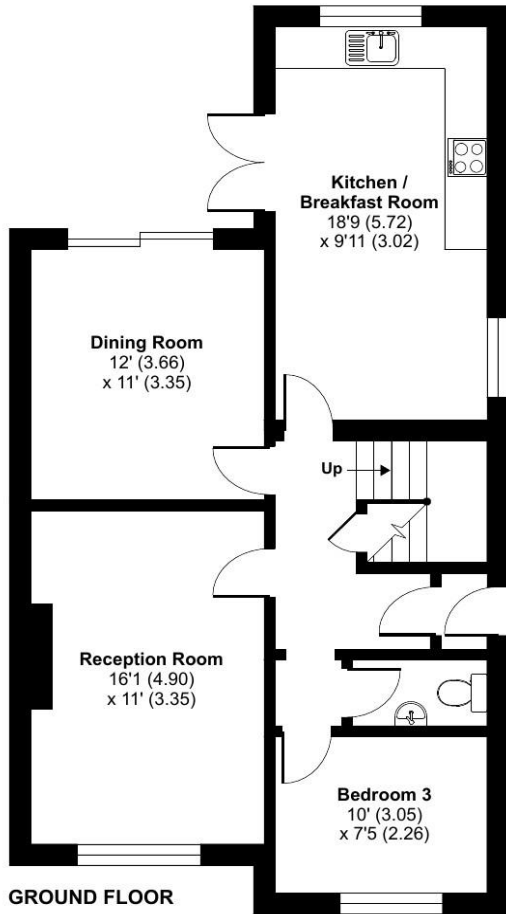
### Directions

From Worcester take the A449 to Kidderminster. Take the left-hand turn into Hartlebury and then the first left-hand turn into Waresley Road. The property will be seen ahead on the right-hand side as indicated by the agents for sale board.

Sales particulars produced March 2024

Approximate Area = 1128 sq ft / 104.8 sq m

For identification only - Not to scale



**G HERBERT  
BANKS**

EST. 1898

01299 896 968  
info@gherbertbanks.co.uk  
www.gherbertbanks.co.uk

The Estate Office, Hill House  
Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

