



2 Summer Bank, New Inn Lane Shrawley, Worcestershire

G HERBERT
BANKS

EST. 1898

2 Summer Bank
New Inn Lane
Shrawley
Worcestershire
WR6 6TE

An interesting and appealing detached extended cottage.

Attractive position in a no through lane in this sought after village.

- Entrance porch, breakfast room, kitchen with Sandyford range, sitting room, two bedrooms, bathroom, ensuite cloakroom.
- Detached timber garage with space for three cars and separate adjoining car port, easily maintained gardens.

Situation

2 Summer Bank is situated well back from the road in the no through New Inn Lane. Shrawley provides a range of amenities including a public house, village hall and church together with the charming Shrawley Woods. The neighbouring village of Holt Heath has a post office and stores together with the Broomfields Farm Shop and a public house/Indian restaurant. A wider range of local facilities can be found at the near by picturesque village of Ombersley and the Wyre Forest towns of Stourport-on-Severn and Kidderminster.

The property lies within the catchment area of the much sought after Chantry senior school and Martley. There is good motorway access via junction 5 of the M5 at Wychbold and junction 6 at north Worcester. Kidderminster, Droitwich Spa and Worcester all have direct rail links to Birmingham and beyond.

Description

2 Summer Bank is a detached period cottage. It has been extended and provides peaceful and private accommodation over three levels.

The cottage is approached by an entrance porch leading to a breakfast room area. Beyond this is the kitchen with Sandyford oil fired twin plate, twin oven range cooker, Bosch washing machine, Hygena electric oven and diplomat ceramic with hob and extractor over. There is a small breakfast bar, tiled floor and ceiling spot lights.

Lying off this is a lobby leading to the lower ground floor which provides a sitting room with period range and double glazed doors to the exterior. Adjacent to this is a double bedroom and separate family bathroom.

On the first floor is a landing with airing cupboard and the master bedroom with ensuite cloakroom.

Outside

The cottage is approached by twin iron gates and gravel driveway. This leads to a detached timber garage with space for three cars, eaves storage, power and lighting with a separate adjoining covered car port.

The gravel path and pathed terrace leads to the front of the property. There is an adjacent lawn with flower beds.

Side access to rear lawned garden.

GENERAL INFORMATION

Agents Notes

EPC Rating

Current rating: F23

Potential rating: C74

Carried out: 4th February 2025

Services

Mains electricity and water. Private drainage. Oil fired central heating.

Local Authority

Malvern Hills District
Council Tel: 01684 486 2151

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

What3words:

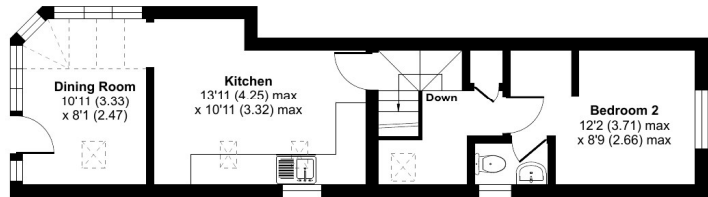
Summer Bank, New Inn Lane, Shrawley, Worcester, WR6

Approximate Area = 764 sq ft / 70.9 sq m
Limited Use Area(s) = 25 sq ft / 2.3 sq m
Garage = 434 sq ft / 40.3 sq m
Total = 1223 sq ft / 113.5 sq m

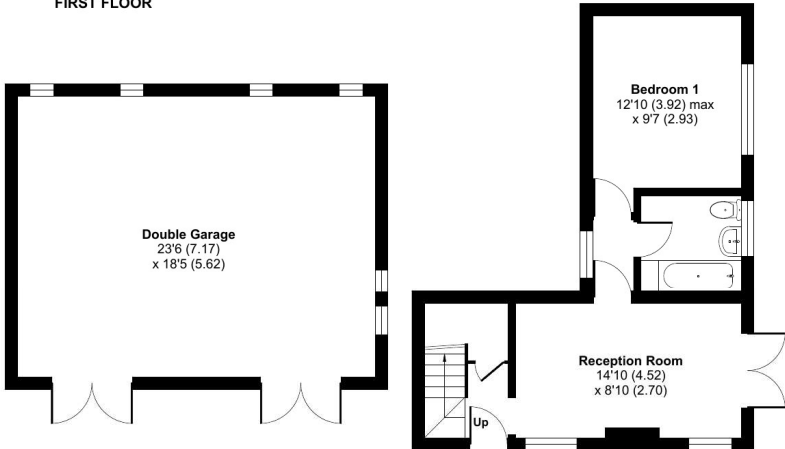
For identification only - Not to scale



Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for G Herbert Banks LLP. REF: 1238130

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 of 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.

