



5, Old Hundred House Mews, Great Witley, Worcestershire

G HERBERT  
BANKS

EST. 1898



5 Old Hundred House Mews  
 Worcester Road  
 Great Witley  
 Worcestershire  
 WR6 6HU

An attractive Grade II listed ground floor apartment in a sought-after village location.

Entrance Hall, Open Plan Kitchen/Living Room and Cloakroom.

2 Bedrooms both serviced with En-Suite Shower Rooms.

In all about 864 sq.ft.

Rear Garden and Secure Allocated Car Parking Space. Communal Gym Area.

### Situation

The property is situated in the heart of this desirable village. Great Witley provides an extensive range of amenities including a junior school, post office and general store, active village hall, garage/Spar, a park, doctors surgery and the remarkable baroque Church at Witley Court.

The property lies in the catchment of the highly regarded Chantry School at Martley.

The surrounding countryside provides many splendid walks and countryside pursuits.

More comprehensive amenities can be found in the nearby Wyre Forest towns of Kidderminster, Stourport and Bewdley. The cathedral city of Worcester is about 10 miles distant. There is good M5 motorway access via junctions 5 at Wychbold and 6 at North Worcester.

### Description

Apartment 5 is a spacious ground floor apartment offering a good level of security and would be an ideal lock up and leave.

The excellent open plan kitchen/living space has double glazed bi-folding doors out to the rear garden. There is a well-appointed kitchen with a range of wall and floor mounted cabinets and working surfaces over.

Fitted with SMEG appliances including a gas hob with extractor hood over, integral microwave, electric oven, fridge freezer, slimline dishwasher and washing machine.

There are 2 double bedrooms, both having en-suite shower rooms. There is also a useful separate cloakroom with W.C and sink.

### Outside

There is an enclosed rear garden which is low maintenance with stones and a slabbed patio area. There is a gate giving access to the side of the property.

There are 2 allocated parking space within a secure barrier-controlled car park.

### Communal Gym Area

As the owner of Apartment 5, you are able to access the communal gym building which is located within the front courtyard of the property.

## GENERAL INFORMATION

### Tenure

The property is Leasehold and has 996 years remaining.

### Agents Notes

G Herbert Banks have been advised that the Vendors are waiting for the developer to hand over the liability to all owners. Owners can then engage a management company.

### Services

Mains electricity and water. LPG central tank servicing all apartments. Private drainage into a central holding tank for all apartments.

### Local Authority

Malvern Hills District Council Tel: 01684 862151

### 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.

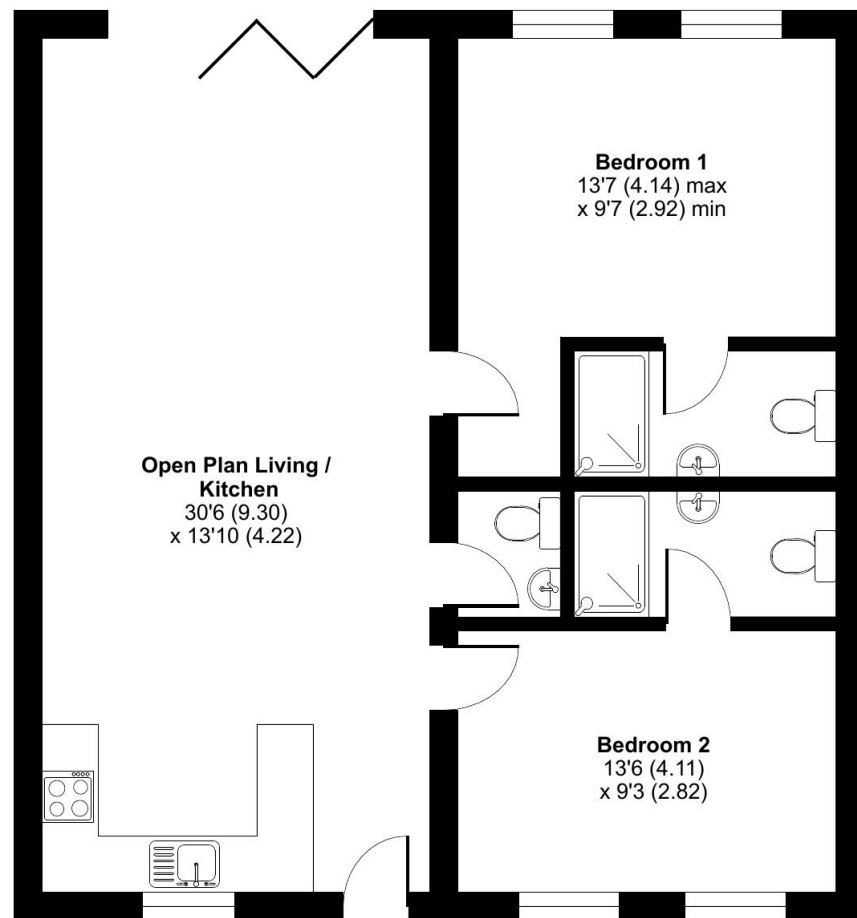
### Directions

From Stourport take the A451 proceeding through Dunley and into Great Witley, as you approach the junction, take the right-hand turn into the communal car park.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Worcester Road, Worcester, WR6

Approximate Area = 864 sq ft / 80.3 sq m  
For identification only - Not to scale



GROUND FLOOR



# G HERBERT BANKS

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