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### **Applegarth, The Village , Abberley, Worcester, WR6 6BN**

We are delighted to Offer For Sale this spacious detached bungalow in the picturesque village of Abberley. An early inspection is a must to avoid missing out on this property. The accommodation comprises of a lounge, dining room, conservatory, kitchen, utility, cloakroom, master bedroom with ensuite, two further bedrooms and family bathroom. The property benefits further from oil fired radiator heating, double glazing, garage, ample parking, front and rear gardens. Available with No Upward Chain.

Epc Band Tbc  
Council Tax Band E.

**Asking Price £475,000**

# Applegarth, The Village , Abberley, Worcester, WR6 6BN

## Entrance Door

Being double glazed and opens into the reception hall.

## Reception Hall

11'9" x 10'9" plus 5'2" x 3'3" (3.6m x 3.3m plus 1.6m x 1.0m)

Having doors to the bedrooms, family bathroom, dining room and airing cupboard.

## Lounge & Dining Room



## Lounge

20'0" x 10'9" (6.1m x 3.3m)



Having double glazed windows to the side and rear, double glazed double doors to the conservatory, brick fire surround with electric fire, two radiators and wall light points.

## Lounge



## Dining Room

11'9" x 9'2" (3.6m x 2.8m)



Having a double glazed window to the front, radiator, bi-fold door to the lounge and door to the kitchen.

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## Kitchen

11'9" x 10'5" (3.6m x 3.2m)



Fitted with a range of wall and base cabinets with wood effect doors and marble effect work surface over, one and a half bowl sink unit with mixer tap, built in oven and hob, combination microwave, part tiled walls, tile effect laminate flooring, radiator, double glazed window to the front and door to the utility.

## Kitchen



## Conservatory

17'8" x 9'2" (5.4m x 2.8m)



Having a brick base, double glazed windows to the sides and rear, two electric radiators, double glazed double doors to the side giving access to the garden.

## Utility

15'8" max 8'6" min x 7'10" max 3'7" min (4.8m max 2.6m min x 2.4m max 1.1m min)



Having double glazed doors to the front and rear, base cabinets with work surface over, single bowl sink unit with mixer tap, wall unit, part tiled walls, tiled flooring, radiator, door to cloakroom and garage.

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### Cloakroom

6'10" x 3'11" (2.1m x 1.2m)



Having a wall mounted wash hand basin, W/C, tiled walls, tiled flooring, electric heater and double glazed window to the front.

### Bedroom One

22'7" max 15'8" min into wardrobe x 12'5" (6.9m max 4.8m min into wardrobe x 3.8m)



Having double glazed window to the side and rear, fitted wardrobes, dresser, overhead units, side tables, radiator and door to the ensuite.

### Ensuite

9'6" max 6'10" min x 8'10" (2.9m max 2.1m min x 2.7m)



Suite comprises of a tiled panel bath, separate shower cubicle, wash hand basin and W/C built into a unit, tiled walls, radiator and double glazed window to the side.

### Bedroom Two

12'1" x 11'9" (3.7m x 3.6m)



Having double glazed windows to the front and side, fitted wardrobes, dresser, side drawer cabinet, wall light points and radiator.

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## Bedroom Three

11'1" max 8'6" min x 8'10" (3.4m max 2.6m min x 2.7m)



Having a double glazed window to the side, built in cupboard and a radiator.

## Bathroom

10'9" max 7'10" min x 6'10" max 2'7" min (3.3m max 2.4m min x 2.1m max 0.8m min)



Having a tiled panel bath, separate shower cubicle, wash hand basin & W/C built into a unit, tiled walls, radiator and double glazed window to the rear.

## Outside



## Garage

15'8" x 12'1" (4.8m x 3.7m)

Having a roller shutter door, oil central heating boiler, double glazed windows to the side and rear.

## Rear Elevation



## Rear Garden



### Rear View



### Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

### Council Tax

Malvern Hills Council Band E.

### Services 2

The agent has not been able to verify the availability and nature of services such as gas, electricity, water and drainage. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

### Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

### MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

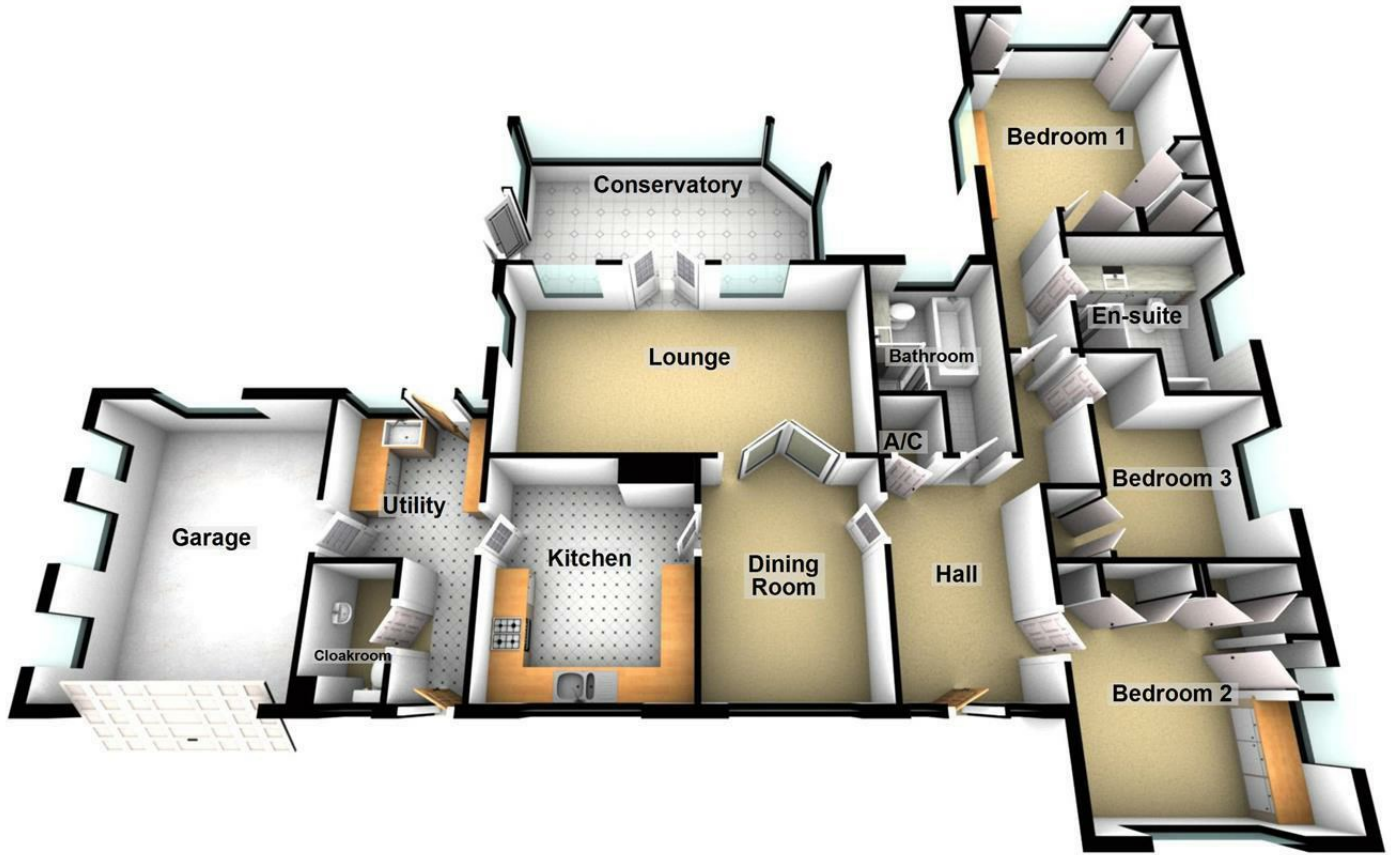
### Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RP-03/04/2024-V2

### Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	47	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	