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Wind Ward Reynolds Lane, Worcester, WR6 6BT

This spacious and impressive detached bungalow comes to the market with an 'Agricultural Occupancy Condition' but offers accommodation to suit the modern family nestled within the beautiful Worcestershire countryside with access to the Village of Abberley and road networks leading Stourport on Severn. Offering versatile and flexible accommodation the bungalow would benefit from some general updating but briefly comprises a kitchen diner, living room, dining room, three bedrooms, shower room, Jack & Jill bathroom, utility and office. Benefitting further from off road parking, double garage, LPG and gardens. Contact us today to arrange your viewing.

EPC Band TBC.
Council Tax Band E.

Offers Around £595,000

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AGRICULTURAL OCCUPANCY CONDITION

Please be advised that the property is sold with a 'Agricultural Occupancy Condition / AOC' or 'Agricultural Tie / Ag-Tie' which in brief means;

' The occupation of the dwelling shall be limited to a person employed full-time or last employed full-time locally in agriculture as defined in Section 221 (1) of the Town and Country Planning Act, 1962, or forestry or a dependant of such a person residing with him (but including a widow or widower of such a person). '

We recommended all prospective buyers to speak with their legal teams surrounding the AOC and the impact it has on ownership.

Entrance Door

Sliding patio door opening to the porch.

Porch

Sliding door to the dining room, door to the kitchen diner and double glazed window to the front.

Kitchen Diner

22'3" x 11'5" (6.80m x 3.50m)



Fitted with wall and base units having a complementary worksurface over, double bowl sink unit with mixer tap, built in mid-level oven, hob with extractor fan over, tiled splash backs, plumbing for dishwasher, two radiators, two storage cupboards, double glazed windows to the front and side and door to the rear hall and dining room.



Dining Room

17'8" max x 9'6" (5.40m max x 2.90m)



Having a radiator, coving to the ceiling, double glazed window to the side and doors to the living room and sitting room / bedroom three.

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Sitting Room / Bedroom Three

16'8" x 8'10" (5.10m x 2.70m)



Having a single glazed window to the front, radiator, coving to the ceiling and door utility.

Utility

8'6" x 8'6" (2.60m x 2.60m)



Having a base unit with single drainer sink unit with mixer tap, plumbing for washing machine, single glazed window to the rear, coving to the ceiling, loft hatch, radiator and door to the office.

Office

16'4" x 8'6" (5.00m x 2.60m)



Having a door to the double garage and rear garden, single glazed window to the rear, coving to the ceiling and floor standing boiler.

Rear Hall

Accessed from the kitchen diner and has doors to the living room, bedrooms one and two, shower room, coving to the ceiling, radiator and door to the rear porch.

Living Room

25'7" x 17'0" (7.80m x 5.20m)



An extensive living room having double glazed windows to the side and rear offering beautiful views, feature gas fire with surround, two radiators and coving to the ceiling.

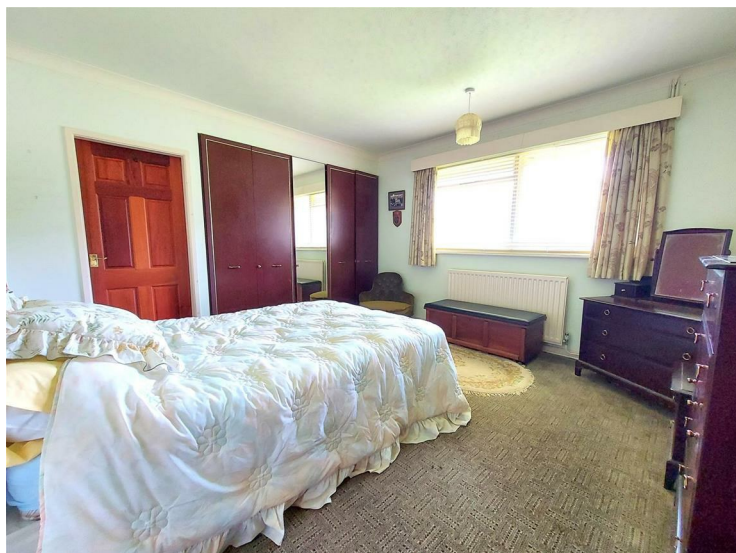
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Living Room View



Bedroom One

12'5" x 15'1" max, 13'5" min (3.80m x 4.60m max, 4.10m min)



Having a single glazed window to the rear, coving to the ceiling, radiator and door to the Jack & Jill bathroom.

Bedroom Two

15'5" x 9'6" (4.70m x 2.90m)



Having a single glazed window to the front, radiator, coving to the ceiling and door to the dressing area / occasional bedroom.



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Dressing Room / Occasional Bedroom

11'5" x 9'6" (3.50m x 2.90m)



Having a single glazed window to the front, coving to the ceiling, fitted wardrobe with sliding mirror doors, radiator and door to the Jack & Jill bathroom

Jack & Jill Bathroom

13'9" x 9'2" (4.20m x 2.80m)



Fitted with a suite comprising a bath, shower enclosure, W/C, bidet, base unit with worksurface and inset wash basin, part tiled walls, radiator, coving to the ceiling, single glazed window to the rear and storage cupboard.

Shower Room



Having a shower enclosure, w/c, pedestal wash basin, radiator and window to the front.

Outside



Gated access leads to the parking area, gardens and bungalow.

Wind Ward



Gated access leads to the parking area, gardens and bungalow.

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Double Garage



Rear Elevation



Gardens



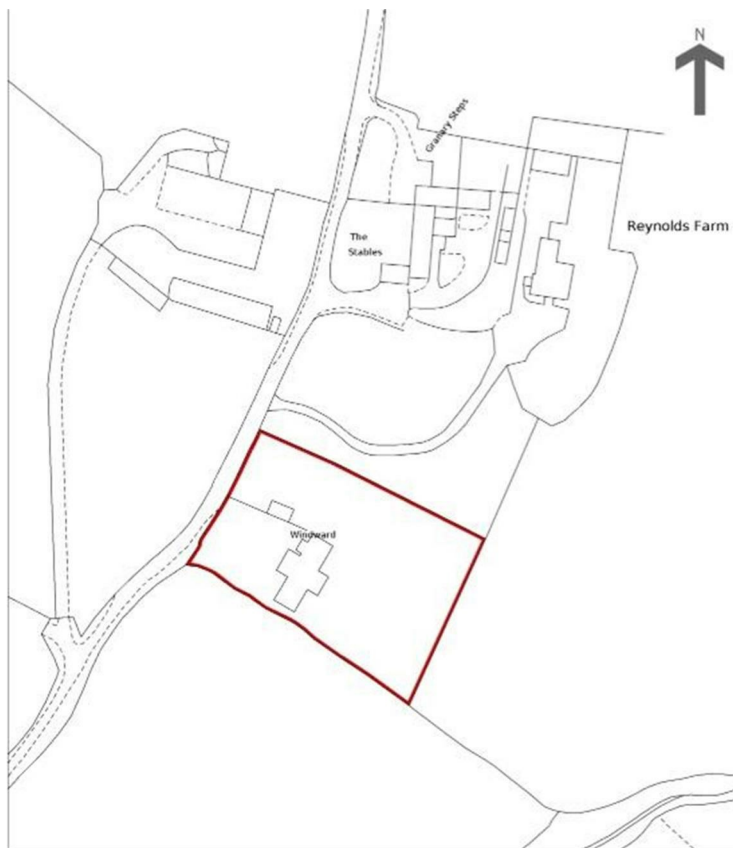
Substantial gardens to front, side and rear and a lower paddock area.

Paddock



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Location



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.

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.

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.

RF-240624-V1.0

Agents Note

Due to the Agricultural Occupancy Condition of the dwelling we recommend all prospective purchasers using a mortgage or secured loan to contact their lender or Financial Advisor to ensure they are willing to lend with such condition.

Directions

Leaving Stourport on Severn along the A451 and arriving in Great Witley turn right on to the A443 and continue until the junction with B4202 signposted Cleobury Mortimer. Continue along here until you see the turning for the Manor Arms Inn & Hotel, following this road until reaching a turning on the right (almost opposite the Manor Arms) continue along this road until Reynolds Lane on your left hand side turn onto Reynolds Lane where the property can be found.

Council Tax

Malvern Hills - Band E

Services

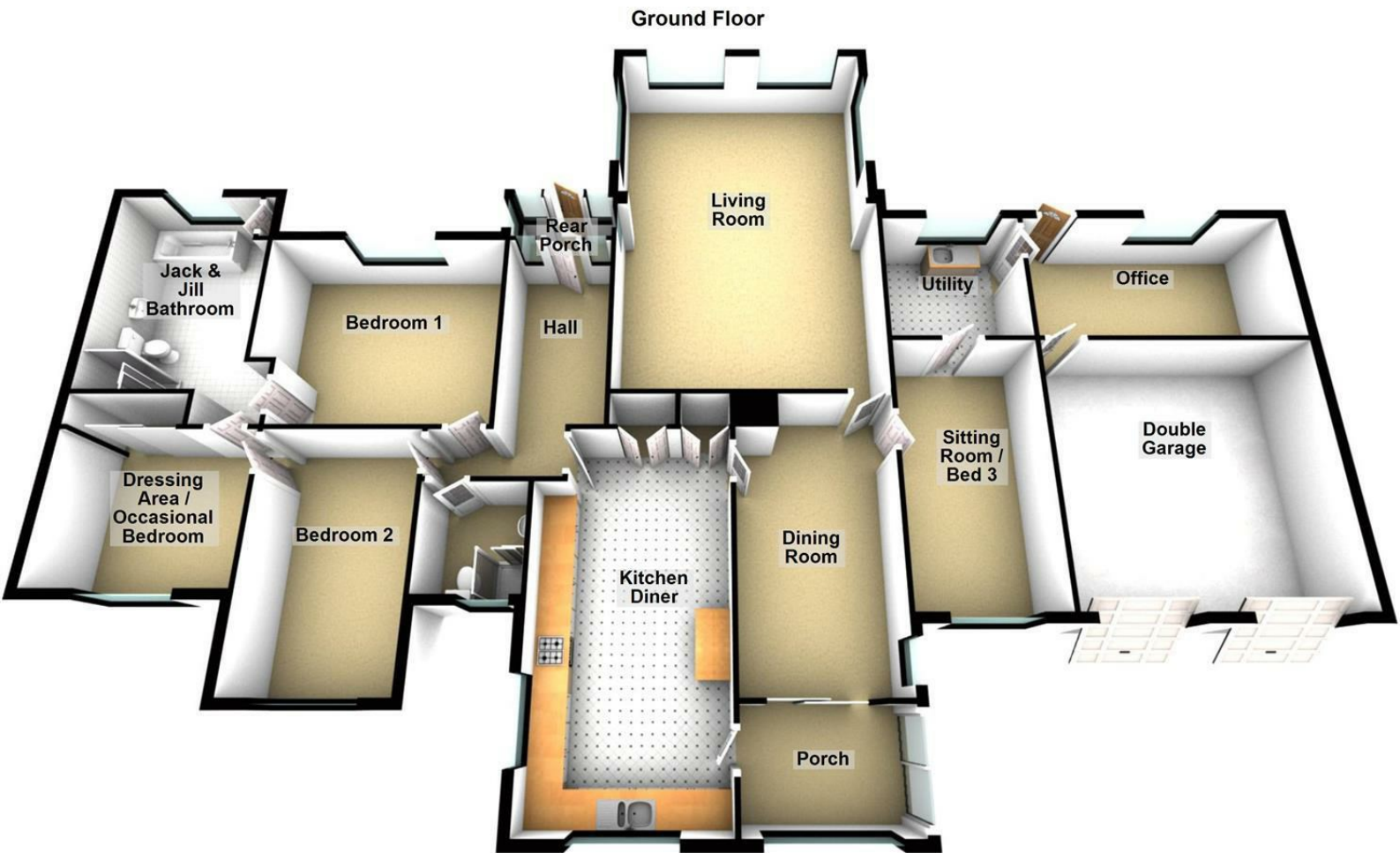
The agent understands that the property has mains water / electricity / septic tank drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Tenure - Not Verified

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

* The dwelling is limited to a AGRICULTURAL OCCUPANCY CONDITION.





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