



# Hacketts Lane Eckington

Asking Price: £335,000

- Three bedroom semi- detached house with views to Bredon Hill
- Living room; kitchen/dining room; conservatory
- Ground floor shower room and first floor family bathroom
- Low maintenance garden with patio seating area
- Garage and parking for several vehicles
- Located in Eckington on a quite country lane
- No onward chain

Nigel Poole  
& Partners



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Eckington

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**\*\*THREE BEDROOM SEMI DETACHED HOME WITH LOVELY COUNTRYSIDE VIEWS TO BREDON HILL\*\***

Entrance hallway; living room with a window to the front aspect (with views over open countryside to Bredon Hill) kitchen/ dining room; conservatory and ground floor shower room. On the first floor are three bedrooms and a family bathroom. The garage is detached, and the driveway provides parking for several vehicles. The rear garden is low maintenance which is predominately patio seating areas with well-established planting in the raised beds. Located in the sought after village of Eckington with amenities including a village shop, hairdresser, public houses, a thriving first school, a village church, hall and recreational ground. NO ONWARD CHAIN.

## Front

South facing front with views to Bredon Hill. Low maintenance gravel raised bed; driveway for several vehicles; access to the rear garden; step to the front door.

## Entrance Hallway

Door to the living room; stairs rising up to the first floor; pendant light fitting; Radiator.

## Living Room 13' 6" x 13' 1" (4.11m x 3.98m) Max

Double glazed window to the front aspect with views to Bredon Hill. Fireplace with wooden surround; marble effect hearth and living flame gas fire; alcove with storage draws and shelves; pendant light fitting; radiator.



## Kitchen/ Dining Room 16' 11" x 13' 2" (5.15m x 4.01m) Max

Double glazed window to the rear aspect into the conservatory. A range of wall and base units surmounted by work top. Stainless steel one and a half bowl sink with drainer. Integrated undercounter fridge; space for a gas oven. 'Ideal' Gas-fired boiler. Open to the under stairs storage with shelving. Down lights and pendant light fitting. Radiator. Door to the conservatory and inner hallway.



## Conservatory 11' 9" x 7' 7" (3.58m x 2.31m)

Double glazed window to the side aspect. Double glazed window and sliding door to the rear aspect into the garden. Space and plumbing for a washing machine. Wall lights.

## Inner Hallway 4' 3" x 6' 4" (1.29m x 1.93m)

Double glazed window to the side aspect. Door to the shower room. Door to the rear garden.

## Shower Room/ W.C. 6' 4" x 4' 3" (1.93m x 1.29m)

Obscure double-glazed window to the rear aspect. Pedestal hand wash basin; tiled splashback. Corner shower with glass sliding doors; 'Triton' mains fed electric shower; tiled walls. Low level w.c. Pendant light fitting. Radiator.

## Landing

Double glazed window to the side aspect. Doors into the bedrooms and bathroom; access to the fully boarded loft with light and ladder. Pendant light fitting; Radiator.

## Bedroom One 10' 0" x 8' 3" (3.05m x 2.51m) Min

Double glazed window to the front aspect with views to Bredon Hill. Fitted wardrobes; pendant light fitting; radiator.



### Bedroom Two 11' 4" x 8' 2" (3.45m x 2.49m) Max

Double glazed window to the rear aspect. Airing cupboard with shelving and hot water cylinder. Pendant light fitting; radiator.

### Bedroom Three 8' 5" x 7' 11" (2.56m x 2.41m)

Double glazed window to the rear aspect. Pendant light fitting; Radiator.

### Bathroom 6' 2" x 5' 7" (1.88m x 1.70m)

Obscure double-glazed window to the front aspect. Pedestal hand wash basin; walk in bath with seat; mixer taps with shower attachment. Low level w.c. Fully tiled walls; pendant light fitting; radiator.





Garage 24' 9" x 9' 9" (7.54m x 2.97m) Approx.

Electric up and over door. Single glazed window and door to the side aspect. Light and power.

### Garden

Low maintenance garden with patio seating areas. Raised beds with mature planting. Right of access to a path leading to 'The Close'.

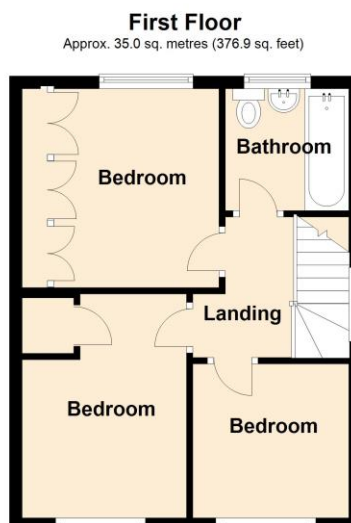
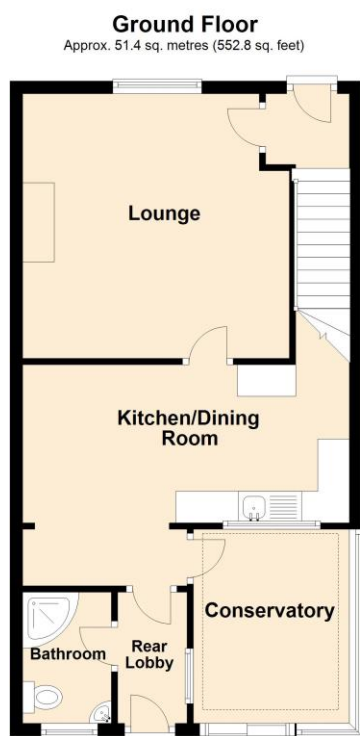
Tenure: Freehold

Council Tax Band: C

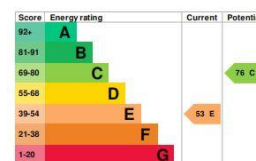
### Broadband and mobile information:

To check broadband speeds and mobile coverage for this property please visit:

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 3DG



Total area: approx. 86.4 sq. metres (929.7 sq. feet)



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