



# Millfield Estate, Elmley Castle

Asking Price: £325,000

- Two double bedroom end terrace house
- Lounge with bow window and archway into dining room
- Fitted kitchen
- Garden Room
- Master bedroom with fitted wardrobes
- Family bathroom
- Off road parking
- Quiet cul-de-sac location opposite the village cricket/recreational ground
- Enclosed rear garden with storage shed
- NO ONWARD CHAIN

Nigel Poole  
& Partners



# Millfield Estate

Elmley Castle

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**\*\*A TWO DOUBLE BEDROOM END TERRACE HOUSE LOCATED IN A QUIET CUL-DE-SAC OPPOSITE THE VILLAGE CRICKET/RECREATIONAL GROUND\*\*** Entrance porch; hallway; lounge with bow window and archway into dining room; fitted kitchen with integrated appliances; garden room; master bedroom with fitted wardrobes; family bathroom with white suite. Enclosed rear garden with patio seating areas and wooden storage shed. Drive with off road parking. Elmley Castle boasts being one of the most beautiful villages in Worcestershire. The village nestles below the northern slopes of Bredon Hill in a designated Area of Outstanding Natural Beauty. A channelled stream flows along the tree lined main street of the village which is populated by black and white and old brick cottages. At the end of the street is the Queen Elizabeth public house with its sign depicting the visit of Queen Elizabeth I to the village in 1575. The village also has a primary school, church, cricket/recreational ground and the Elmley Castle picnic place. NO ONWARD CHAIN.

## Front

The front garden is hard landscaped with planted borders and a block paved drive. Access from the drive into both the entrance porch and kitchen.

## Entrance Porch

Obscure and double glazed windows to three aspects and sliding door. Tiled floor.

## Hallway

Double glazed window to the front aspect. Stairs rising to the first floor. Radiator. Door into dining room.

## Lounge 11' 5" x 11' 1" (3.48m x 3.38m)

Double glazed bow window to the front aspect. Fireplace with electric fire and quarry tiled hearth. Shelving in recess to one side of chimney breast. Radiator. Archway into dining room.



## Dining Room 17' 5" x 8' 2" (5.30m x 2.49m)

Double glazed window into garden room and to side aspect. Two radiators. Door and step down into kitchen.

## Kitchen 13' 5" x 7' 9" max (4.09m x 2.36m)

Double glaze window to the side aspect. Obscure double glazed door. Range of wall and base units surmounted by work surface. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated 'eye level' oven and grill; four ring electric hob with extractor hood. Part tiled walls and floor. Doors into dining room and garden room.



## Garden Room 11' 9" x 8' 9" (3.58m x 2.66m)

Windows and door to the rear overlooking the garden. Ceiling down lights. Tiled floor.

## Landing

Double glazed window to front aspect with far reaching views over the cricket/recreational ground. Airing cupboard housing LPG fired combination boiler. Access into loft.

## Bedroom One 14' 3" max into wardrobes x 8' 9" (4.34m x 2.66m)

Double glazed window to the front aspect. Fitted wardrobes with mirrored doors. Striped wooden floor boards. Fitted cupboard with shelving (over stair well). Radiator.



## Bedroom Two 11' 1" x 10' 11" (3.38m x 3.32m)

Double glazed window to the rear aspect. Striped wooden floor boards. Radiator.

## Family Bathroom 6' 2" x 5' 5" (1.88m x 1.65m)

Obscure double glazed window to the rear aspect. Matching white suite: Panelled bath with electric shower; pedestal wash hand basin and low level w.c. Tiled walls. Radiator. Extractor fan.





## Rear Garden

Enclosed rear garden with gated side access. Two patio seating areas. Laid to lawn. Wooden storage shed. Watering tap. LPG tanks (Flow Gas).



Tenure: Freehold

Council Tax Band: B

## Mobile and Broadband 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 3HR



View from landing



Cricket/recreational field

### MISREPRESENTATION ACT 1991

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	66 D
21-38	F		
1-20	G		

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