



# Cockshot Lane,

Dormston

Asking Price: £220,000

- 1950's semi-detached home
- Kitchen with pantry and scope to create a utility room
- Two reception rooms
- Two double bedrooms and family bathroom
- Possible extension - subject to the required planning consents
- In need of modernising
- Sought after village location
- NO CHAIN
- OPEN HOUSE SATURDAY 14th JUNE- BY APPOINTMENT CALL THE OFFICE ON 01386 556506 TO BOOK

Nigel Poole  
& Partners



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Dormston

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**\*\*OPEN HOUSE SATURDAY 14th JUNE, BY APPOINTMENT ONLY\*\* \*\*TWO BEDROOM 1950's SEMI-DETACHED PROPERTY IN NEED OF MODERNISATION\*\*** A rare opportunity to purchase a semi-detached house (which is in need of modernisation and possible extension - subject to the required planning consents) Entrance; dining room; living room; kitchen with pantry and potential utility room; two double bedrooms and family bathroom. Low maintenance rear garden with patio seating area and lawn. Front lawn with scope to create a driveway. Situated in the rural area half way between Worcester and Alcester, surrounded by beautiful countryside and is home to a number of historic buildings and landmarks, including the 12th-century St. Nicholas Church and the Grade II listed Dormston Mill. Easy access to the M5 motorway and a regular bus service, making it trouble-free to travel to other nearby towns and villages.

## Front

Laid to lawn with path to the front door and path to the side leading to the rear of the property.

## Entrance

Wooden and single glazed door; doors to the living and dining room; stairs rising to the first floor. Quarry tiled flooring.

## Kitchen 10' 7" x 5' 4" (3.22m x 1.62m)

Single glazed window to the rear aspect. Base units with worktop. Stainless steel sink and drainer. Space for an electric oven, under counter fridge and space and plumbing for a washing machine. Under stairs cupboard; pantry; door to the utility room.



## Pantry 4' 11" x 2' 6" (1.50m x 0.76m)

Mesh window to the rear aspect. Shelving.

## Utility 8' 2" x 5' 4" (2.49m x 1.62m)

Single glazed window to the rear aspect. Wooden door to the coal house and rear garden. Space for appliances.

## Living Room 10' 1" x 10' 2" (3.07m x 3.10m) max

Single glazed window to the front aspect. Tiled fireplace. Pendant light fitting.



## Dining Room 10' 1" x 5' 4" (3.07m x 1.62m) max

Single glazed window to the front aspect. Tiled fireplace with electric fire. Pendant light fitting

## Landing

Single glazed window to the rear aspect. Access to the loft. Doors to the bedrooms and family bathroom.

## Bedroom One 11' 5" x 15' 6" (3.48m x 4.72m) Max

Dual aspect single glazed windows to the front and rear aspect. Tiled fireplace with electric fire. Pendant light fitting.

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## Bedroom Two 10' 2" x 10' 2" (3.10m x 3.10m) Min

Single glazed window to the front aspect. Pendant light.

## Family Bathroom 7' 2" x 4' 11" (2.18m x 1.50m) Max

Obscure single glazed window to the rear aspect. Panelled bath; pedestal hand wash basin; high top w.c. Airing cupboard with shelving.



## Garden

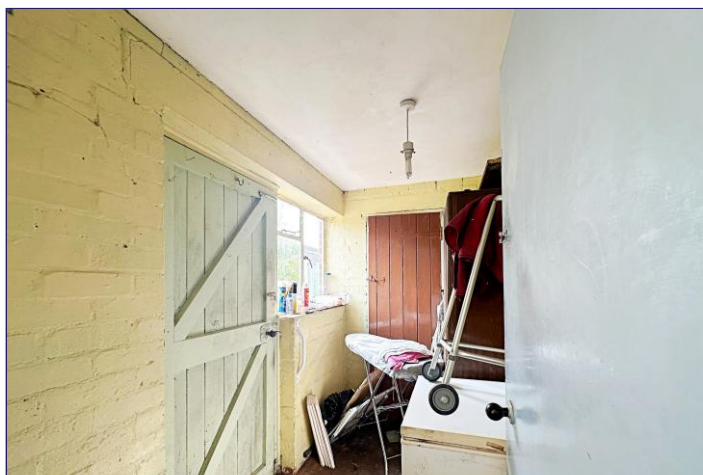
Laid to lawn with mature trees and patio seating area. Two timber sheds. Gated access to the front.

**Tenure: Freehold**

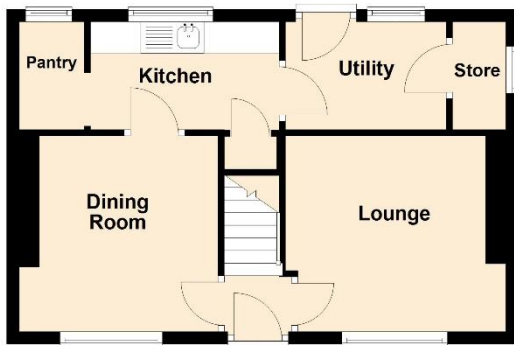
**Council Tax Band: C**

## 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 WR7 4LD

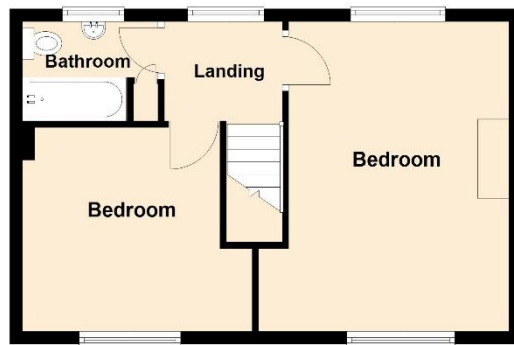






**Ground Floor**

Approx. 37.3 sq. metres (401.1 sq. feet)



**First Floor**

Approx. 37.9 sq. metres (407.6 sq. feet)

Total area: approx. 75.1 sq. metres (808.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

**MISREPRESENTATION ACT 1991**

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