



**OCCUPYING A PLEASANT POSITION IN THE POPULAR VILLAGE OF CRADLEY A 4 BEDROOMED DETACHED HOUSE BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH 2 RECEPTION ROOMS, REFITTED KITCHEN, ESTABLISHED GARDEN ENCLOSED TO REAR, GARAGE AND DRIVEWAY PARKING**

**NO CHAIN EPC: C**

**Guide Price: £325,000**

25 Pixiefields, Cradley, Malvern, Herefordshire, WR13 5ND

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## 25 PIXIEFIELDS

### Location

The favoured village of Cradley has a village shop, primary school, church, village hall and a doctor's surgery. The popular towns of Great Malvern (approx 5 miles) and Ledbury (approx 7 miles) both provide further excellent facilities and amenities including mainline railway stations. The property is also well placed for easy access to the cities of Worcester and Hereford. The M5 motorway can be accessed at Worcester and the M50 to the south of Ledbury.

### Property Description

A modern detached house located in a very popular village offering accommodation benefiting from gas fired central heating and double glazing.

It is arranged on the ground floor with a reception hall, cloakroom with WC, a sitting room, dining room and a refitted kitchen. On the first floor the landing gives access to four bedrooms and a bathroom with WC.

Outside there are established gardens to both front and rear, a single garage and driveway parking.

### ACCOMMODATION:

#### Reception Hall

With double glazed front door and side panel. Single radiator. Stairs to first floor. Understairs cupboard.

#### Cloakroom

Fitted with a white suite comprising a wash basin with tiled splashback and a WC. Single radiator. Double glazed window to side.

#### Sitting Room 4.47m (14ft 5in) x 4.00m (12ft 11in) max.

Having a feature fireplace with fitted log burning stove and slate hearth. TV and telephone points. Double radiator. Double glazed window to front. Opening through to:

#### Dining Room 3.82m (12ft 4in) max. x 3.72m (12ft) max.

With double radiator. Connecting door to kitchen. Double glazed window to rear.

#### Kitchen 3.66m (11ft 10in) x 2.45m (7ft 11in) max.

Refitted with a range of contemporary units comprising a stainless steel sink with base unit under. Further base units. Wall mounted cupboards. Work surfaces with tiled surrounds. Cooker point. Stainless steel chimney hood. Plumbing for washing machine. Wall mounted gas fired central heating boiler. Double glazed window to side.

#### Landing

With a built-in cupboard. Access to roof space. Double glazed window to side.





**Bedroom 1** 4.49m (14ft 6in) max. x 3.28m (10ft 7in) max.  
With single radiator. Double glazed window to front.

**Bedroom 2** 4.03m (13ft) max. x 3.28m (10ft 7in) max.  
With single radiator. Double glazed window to rear.

**Bedroom 3** 3.28m (10ft 7in) x 2.89m (9ft 4in) max.  
With built-in cupboard. Single radiator. Double glazed window to front.

**Bedroom 4** 2.87m (9ft 3in) x 2.22m (7ft 2in)  
With single radiator. Double glazed window to rear.

### Bathroom

Fitted with a white suite comprising a panelled bath with shower over, fitted shower screen and extensive tiled surrounds, a wash basin and a WC. Single radiator. Double glazed window to side.

### Outside

To the front of the property there is an area of lawn, a small ornamental pond and a selection of established plants and shrubs.

A driveway to side provides off road parking and gives access to a single GARAGE (16'5 x 9') with up and over door, light, power and a double glazed window to side.

There is also a useful outside tap.

Gateways to either side of the property give access to an enclosed rear garden which is arranged with an area of lawn and stocked with further established plants and shrubs. There is a raised decked terrace with pergola and an attractive arbor with fruit trees and a vine.

### Services

We have been advised that all mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

### Tenure

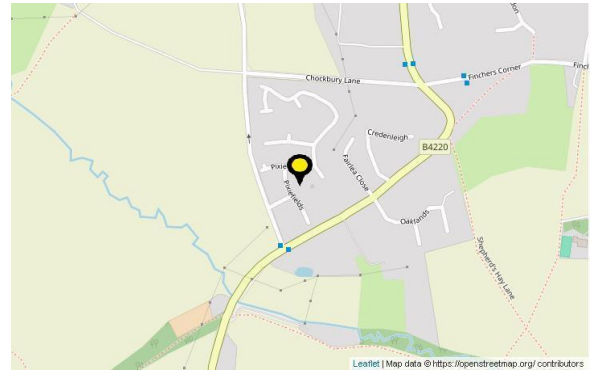
We are advised (subject to legal confirmation) that the property is Freehold.





## Directions

Proceed out of Ledbury on the B4214 Bromyard Road. Continue through the village of Bosbury and carry on into Cradley. On entering the village turn left into Pixiefields. Take the first turning on the right and at the 'T' junction the property will be located in front of you.



## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

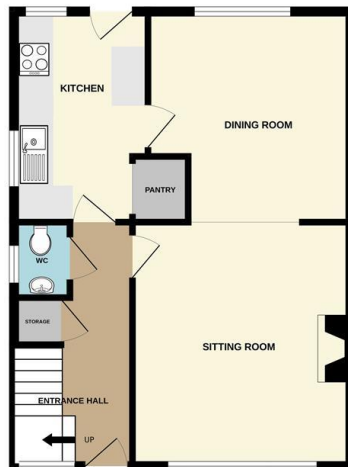
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

**Council Tax**  
BAND D

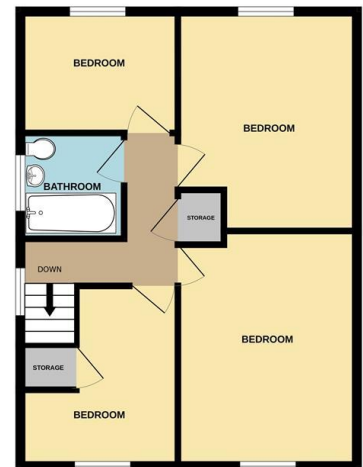
## EPC

The EPC rating for this property is C (71)

GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



**Ledbury Office**  
**01531 634648**

3-7 New Street, HR8 2DX  
[ledbury@johngoodwin.co.uk](mailto:ledbury@johngoodwin.co.uk)

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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