



Pendock, 5 Old Hundred House Mews, Great Witley

G HERBERT
BANKS

EST. 1898

Pendock
5 Old Hundred House Mews
Great Witley
Worcestershire
WR6 6HN

A spacious ground floor apartment with delightful private courtyard garden.

Situated in the centre of this sought after village.

- Entrance hall, large through living/dining/kitchen, two double bedrooms, two en-suite shower rooms, guest cloakroom.
- In all about 864 sq ft.
- Allocated parking space, visitors parking and communal gym.

Situation

Pendock is situated in the centre of the very popular village of Great Village. The Village provides comprehensive range of local amenities to include a junior school, doctors surgery, active village hall and playing fields, post office/general store and a remarkable Baroque Church at Witley Court.

The wonderful surrounding undulating countryside provides many splendid walks and countryside pursuits. Extensive amenities can be found close by in the Wyre Forest towns of Stourport, Kidderminster and Bewdley.

The Cathedral City of Worcester is around 10 miles distant with good motorway access via Junctions 5 at Wychbold or 6 at north Worcester. Kidderminster has a direct rail link to Birmingham, London and Worcester.

Description

This attractive apartment forms part of the Listed Hundred House Development with fob-controlled security gates. The generous accommodation is well presented throughout and provides some very good rooms, clean, modern and light.

The accommodation is approached by an entrance hall with ceramic tiled floor. This leads directly through to the splendid large living/dining/kitchen space. The kitchen provides a range of cabinets, Bosch induction hob, and Smeg appliances to include a built in electric fan oven, built in microwave, integral fridge freezer, integral dishwasher and washing machine.

The living room area has a wall mounted television, electric fire in an attractive timber surround and bi-fold doors to the rear courtyard garden.

There are two double bedrooms both with en-suite shower rooms and a separate cloakroom.

Outside

The property is situated within the gated quadrangle of The Hundred House with the benefit of a communal gym which includes a rear cloakroom.

There is an allocated car parking space in the barrier controlled communal car park with additional visitors parking.

Lying to the rear of the property is an attractive gravelled courtyard garden which enjoys a sunny westerly aspect. Privacy is provided by high timber fencing with timber gate to the exterior.

GENERAL INFORMATION

The property is leasehold and a copy of the lease is available via the Agent.

Energy Performance

Current Rating: 78C
Potential Rating: 78C
Carried out: 10th September 2020

Services

Mains electricity and water. LPG central heating. Communal drainage.

Local Authority

Malvern Hills District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

What3words ///driver.timer.almost

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017
In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

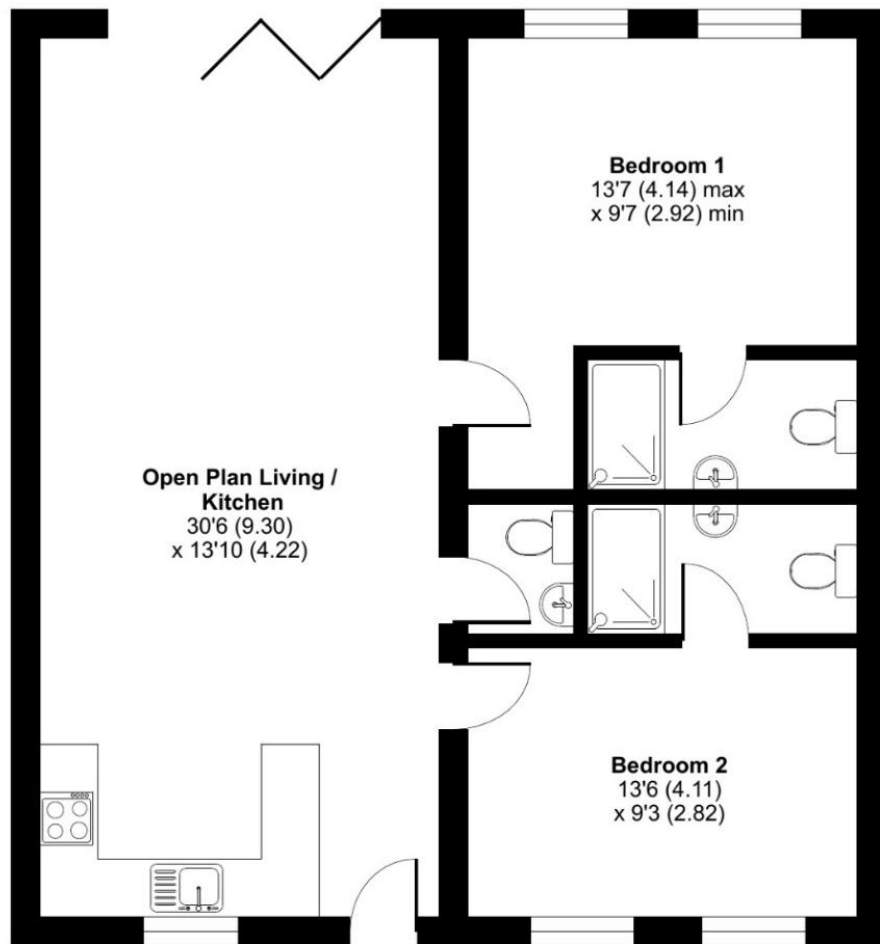
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Worcester Road, Worcester, WR6

Approximate Area = 864 sq ft / 80.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for G Herbert Banks LLP. REF: 1040285



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01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



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