Allan Morris
estate agents

3/3a Worcester Road,
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8 Hayley View, Alfrick, Worcester, WR6 5JT

£325,000

A well presented, Cotswold Oak three bedroom semi-detached situated in a small cul-de-sac within the village of Alfrick, approx 5 miles to Worcester and to Malvern. The property offers:- reception hall with cloakroom, lounge, dining kitchen with built in appliances and storage cupboard with power, three bedrooms including two doubles and a single, plus a family bathroom. Within the garden there is a lovely summerhouse which has been insulated and has light and power, plus a separate storeroom to the side. The rear garden is enclosed with porcelain patio tiles and access to the front of the house, where there are two off road parking spaces. The front has long distance views across the countryside.

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8, Hayley View, Alfrick, Worcester, WR6 5JT

ENTRANCE
Front door with opaque, double glazed window, opens to:

RECEPTION HALL
With stairs to first floor, radiator, oak doors to:

CLOAKROOM
Front aspect, opaque, double glazed window, close coupled WC, wash basin, radiator, extractor fan.

LOUNGE
Front aspect, double glazed window, double radiator under, door to:

DINING KITCHEN
Rear aspect, double glazed window, rear aspect, double glazed French doors to garden, double radiator, door to store cupboard with power, fitted kitchen units include one and a half bowl single drainer sink unit, four ring electric hob, filter hood over, built-in dishwasher, double oven and grill, built-in fridge freezer.

FIRST FLOOR LANDING
With hatch to loft space, built-in cupboard with shelving. Doors to:

BATHROOM
Rear aspect, opaque, double glazed window, bath with shower over and glass shower screen, wash basin, WC, heated towel rail. extractor fan.

BEDROOM ONE
Rear aspect, double glazed window, radiator under, built-in double wardrobe, panelled wall.

BEDROOM TWO
Front aspect, double glazed window, radiator under, alcove suitable for wardrobe.

BEDROOM THREE
Front aspect, double glazed window, radiator, alcove with built-in dressing table.

OUTSIDE
At the front are two parking spaces with a hedge to the side, outside tap. Gate giving access down the side of the property to the garden. At the rear, the garden has a porcelain tiled patio, lawn and 5m x 3m summerhouse with garden store to the side. This is insulated and has light and power and is currently used as a gym.

ADDITIONAL INFORMATION

Cost of the grounds maintenance and storm drain maintenance is approx £460 per annum and is paid to Clay Green Farm Management Co Ltd.

DIRECTIONS

Proceed out of Malvern in the direction of Leigh Sinton. On reaching Leigh Sinton turn left and first right onto Sherridge Lane. Proceed to the end of the lane and turn left. Take the first turning right onto Hopton Lane and proceed over the small bridge, past the properties on both sides of the road and continue to the T-junction. Turn left and proceed to Alfrick and at the village green with the war memorial, bear right into Folly Road and take the next right into Hayley View, where the property can be found on the left fork, on the right hand side.

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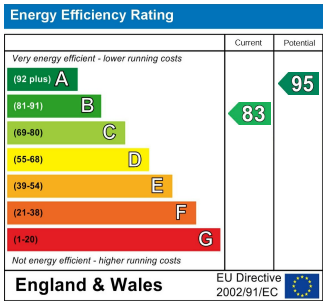
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected, plus Calor gas which supplies the estate. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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