



Allan Morris
estate agents

**Moseley Road, Hallow,
Worcester.**

Cranham Cottage, Moseley Road, Hallow, Worcester. WR2 6NL

Features:

- * Stunning Grade II Listed Cottage
- * 3/4 Bedrooms
- * Wealth of character features
- * Glorious gardens totalling approx. 1/3 acre
- * Driveway & detached double Garage
- * Rural, yet convenient location

A truly stunning Grade II Listed 3/4 bedroom detached character Cottage, enjoying most generous gardens of approximately just over 1/3 of an acre, situated along a quiet road on the edge of the highly sought after village of Hallow, ideally placed for easy access to Worcester, Malvern, Droitwich and motorway links.

Accommodation briefly comprises: Porch, Dining Room, Living Room, Study/ground floor Bedroom, Bathroom, Kitchen and Sun Room. On the first floor: Three Bedrooms and Family Bathroom.

Outside: Generous driveway and detached double Garage, as well as glorious well stocked gardens surrounding the property, combining a mixture of lawn, mature trees, shrubs and flower beds, all offering a wonderful degree of privacy.

LOCATION:

The property is located in the highly desirable village of Hallow, close to the City of Worcester. Within the village is the benefit of a popular Public House, Shop, thriving Café, Post Office and Church. The village also benefits from excellent schooling with Hallow Primary School within walking distance and also falling under the well regarded Chantry Secondary School catchment. The village offers excellent connections with access to the M5 motorway via junction 5 (Droitwich) to those heading north and junctions 6 & 7 (Worcester) to the south.





Directions:

Proceed out of Worcester on the A443 Tenbury Road. On entering the village of Hallow turn left by the Newsagents/Post Office into Moseley Road. Continue along Moseley Road, bearing left signposted for Wichenford. Continue along for approx. 1/4 of a mile, where 'Cranham Cottage' can be located on the left hand side.

What3Words: [bungalows.sparkles.inch](https://www.what3words.com/bungalows.sparkles.inch)

WAM 7968

Useful Information:

Tenure: Freehold

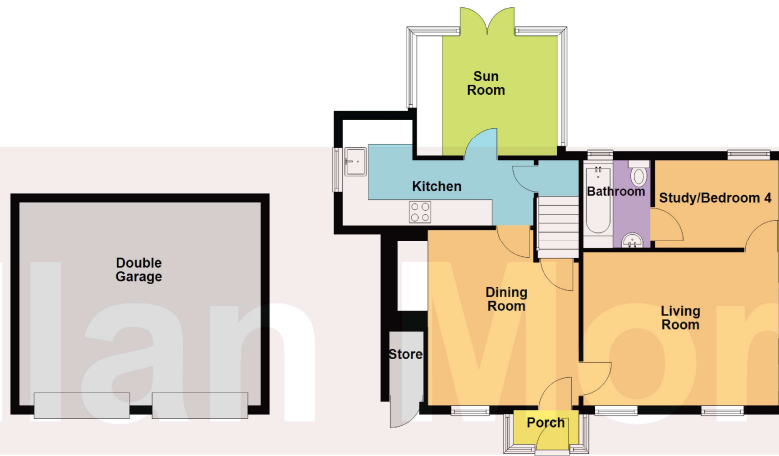
EPC Rating: F

Council Tax Band: E

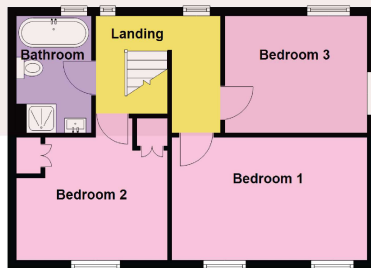
PRICE: £ 650,000



Ground Floor
Approx. 94.3 sq. metres (1014.6 sq. feet)



First Floor
Approx. 47.2 sq. metres (508.2 sq. feet)



Total area: approx. 141.5 sq. metres (1522.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan & Measurements:

Living Room: - 4.57m x 3.58m (15'0" x 11'9")

Dining Room: - 4.44m x 4.11m (14'7" x 13'6")

Kitchen: - 4.47m x 2.49m (14'8" x 8'2")

Sun Room: - 3.28m x 2.79m (10'9" x 9'2")

Study/Bedroom 4: - 2.9m x 2.06m (9'6" x 6'9")

Bathroom: - 2.06m x 1.57m (6'9" x 5'2")

Bedroom 1: - 4.57m x 2.87m (15'0" x 9'5")

Bedroom 2: - 3.53m x 3.35m (11'7" x 11'0")

Bedroom 3: - 3.33m x 2.77m (10'11" x 9'1")

Bathroom: - 2.77m x 1.75m (9'1" x 5'9")

Double Garage: - 5.66m x 4.78m (18'7" x 15'8")

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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