



19 Fountain Court, Great Witley

G HERBERT
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EST. 1898

19 Fountain Court
Great Witley
Worcestershire
WR6 6HW

A spacious detached bungalow in a tucked away cul de sac position.

- Reception hall, lounge, dining room, kitchen, utility, cloakroom. Three bedrooms, en-suite shower room, family bathroom.
- In all about 1363 sq ft
- Single garage, tarmacadam parking, lawned gardens.

Situation

19 Fountain Court is situated at the far end of this small Bloor development which was built in 2007.

Great Witley is a much-regarded village which provides an extensive range of local amenities. These include a junior school, doctors' surgery, post office/general store, garage with an Asda and village hall. A short driving distance outside the village is the remarkable Witley Court with its truly glorious baroque church. The surround undulating countryside provides many rewarding walks. The property lies within the catchment of the highly sought after Chantry School at Martley.

Despite its lovely rural position, the property is well placed for the Wyre Forest towns of Bewdley, Stourport and Kidderminster together with the Cathedral City of Worcester which is about 10 miles.

Kidderminster has a direct rail link to Birmingham, Worcester and London.

Description

19 Fountain Court is approached by an entrance porch with brick pillar leading to the generous reception hall. This has two useful storage cupboards and access to a roof space. Leading directly off is an inner hallway with an integral airing cupboard.

Also lying off the hall is a cloakroom.

The splendid lounge has a window to rear and double doors to the garden and enjoys some lovely views towards the Witley hills. There is a separate dining room which enjoys an aspect over the garden and again some very nice views.

The fitted kitchen is well appointed with integrated appliances including a range of wall and floor mounted cabinets, under cupboard lighting, waste disposal unit, fridge freezer, dishwasher, high level double oven and four ring electric hob with extractor over. There are granite working surfaces and wall tiling. Useful integral pantry.

Leading directly off the kitchen is the utility room with wall and floor mounted units, inset sink unit, washing machine, oil fired central heating boiler and door leading to the side of the garden.

Three excellent bedrooms (one formerly used as study) lie off the inner hallway. The master is superbly fitted with a range of bedroom furniture including wardrobe cupboards. Bedroom two has good, fitted wardrobe cupboards and bedroom three a desk unit and further range of furniture. The master has an en-suite shower room and there is a separate family bathroom including a shower over the panelled bath.

Outside

Lying to the front of the property is the single garage fronted by parking.

There is a lawned fore garden and gated side access.

The enclosed rear garden which is laid principally to lawn includes a rear paved patio with stocked beds and screened oil tank together with some specimen trees.

GENERAL INFORMATION

Energy Performance

Current Rating: 73C
Potential Rating: 84B
Carried out: 7th November 2018

Services

Mains electricity, water and drainage. Oil fired central heating

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 ///amber.teachers.presuming

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.

19, Fountain Court

Approximate Gross Internal Area
126.6 sq m / 1363 sq ft



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