

4 Church Lane, Worcester, Earls Croome WR8 9DE

Offers in excess of £285,000

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CHRISTIAN LEWIS PROPERTY



# 4 Church Lane

## Earls Croome
## Worcester, WR8 9DE

- Three Good Size Bedrooms
- Desirable, Village Location
- Downstairs Bathroom
- Garden With Brick Built Store
- Scope to Improve (STPP)
- Kitchen With Additional Pantry
- Mid Terrace House
- Chain Free

|| CHAIN FREE || 3 BEDROOMS || SCOPE TO IMPROVE || VILLAGE LOCATION

A WONDERFUL RURAL RED BRICK HOME LOCATED IN A PEACEFUL POSITION OFFERING TREMENDOUS SCOPE TO MAKE YOUR OWN

This attractive period property is offered to the market with no onward chain, presenting a fantastic opportunity for buyers seeking a home with character and the scope to add their own personal touch. Set within the highly regarded village of Earls Croome, the property enjoys a charming rural setting while offering excellent potential for enhancement and modernisation. Its versatile appeal makes it well suited to a wide range of purchasers, including first-time buyers, downsizers, or those in search of a peaceful countryside retreat.

The accommodation comprises a spacious lounge/diner, kitchen, pantry, utility room, and a ground-floor bathroom. Stairs elevate to the first floor where you will find three well proportioned bedrooms.

Externally, the home benefits from a front garden which offers potential to be converted into off-road parking or a driveway, subject to the necessary planning permissions.

To the rear is a well-stocked and established garden, enjoying side access leading back to the frontage, along with the addition of a useful brick-built store.





## Offers in excess of £285,000



Additional Information
Tenure: We understand that the property for sale is Freehold
Local Authority: Malvern Hills
Council Tax Band: We understand that the Council Tax Band for the property is Band C
EPC Rating E

DISCLAIMER
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.

AML Regulations
In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Disclaimer
We have been made aware there was a historic oil leak which affected the property, whilst works were undertaken to rectify, the works were not signed off by building control.



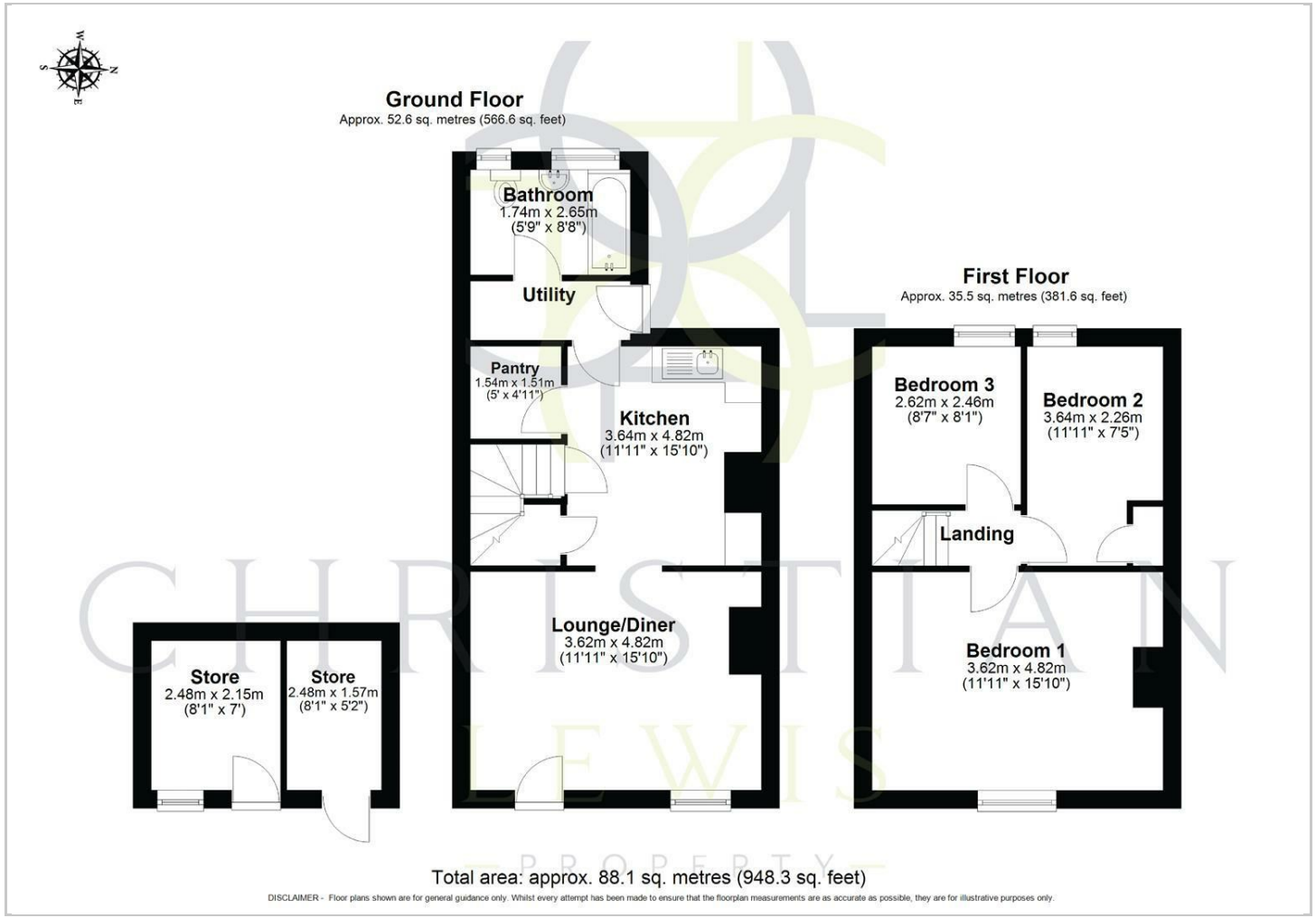




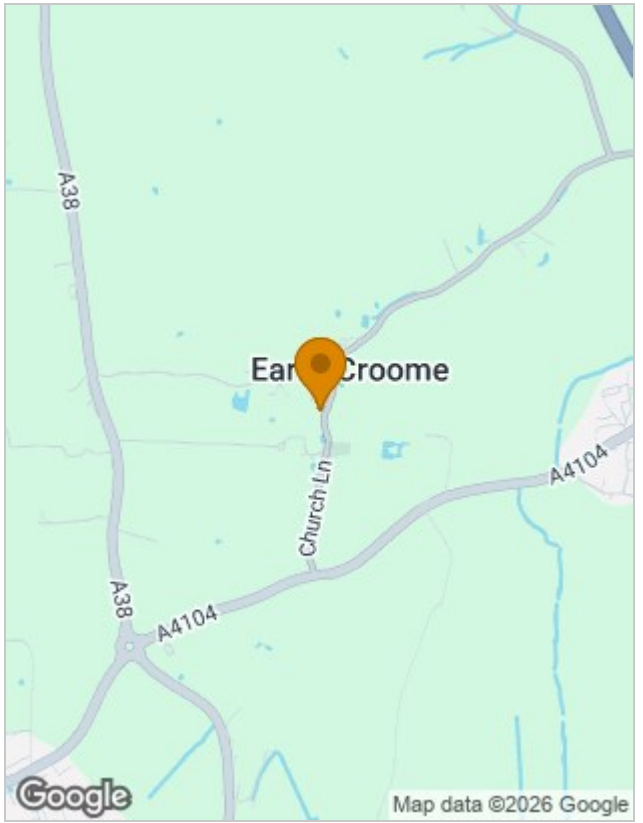




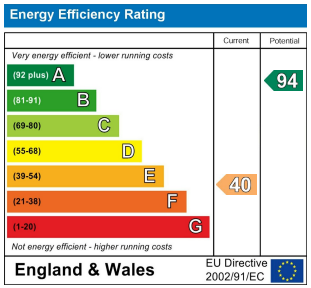
## Floor Plans




## Location Map




## Energy Performance Graph




## Viewing

Please contact our Pershore Office on 01386 555368
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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