



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Cravenfield, Church Lane, Hallow, Worcester. WR2 6PF

Guide Price £675,000

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A modern four bedroom detached family home, having been fully refurbished, offering immaculately presented and superbly maintained accommodation, with a large mature garden enjoying a private sunny aspect, with off road parking and a single garage. Situated in an enviable location within this highly regarded and sought after village of Hallow. Hallow is ideally placed, offering easy access to the City of Worcester, national road and rail networks.

Briefly comprises: Entrance Porch, Lounge, Kitchen Dining Room, Utility, Cloakroom, four Bedrooms and Family Bathroom.

Outside: To the front of the property is a lawned foregarden, with shrub/laurel hedged borders, driveway providing off road parking for 2 cars, leading to the front door, single Garage and a gated side/rear pedestrian access.

To the rear of the property is a large mature garden, enjoying a high degree of privacy, backing onto garden/paddock, all enjoying a sunny aspect. The garden is predominantly laid to lawn, with mature shrub and floral borders, kitchen/herb garden, 2 wooden garden sheds, ornamental fish pond, covered storage area, outside cold water tap and outside courtesy lights.

Lounge - 5.36m x 3.48m (17'7" x 11'5")

Kitchen/Diner - 5.26m x 4.93m (17'3" x 16'2")

Utility Room - 2.51m x 1.57m (8'3" x 5'2")

Bedroom 1 - 4.39m x 3.1m (14'5" x 10'2")

Bedroom 2 - 3.99m x 0.94m (13'1" x 3'1")

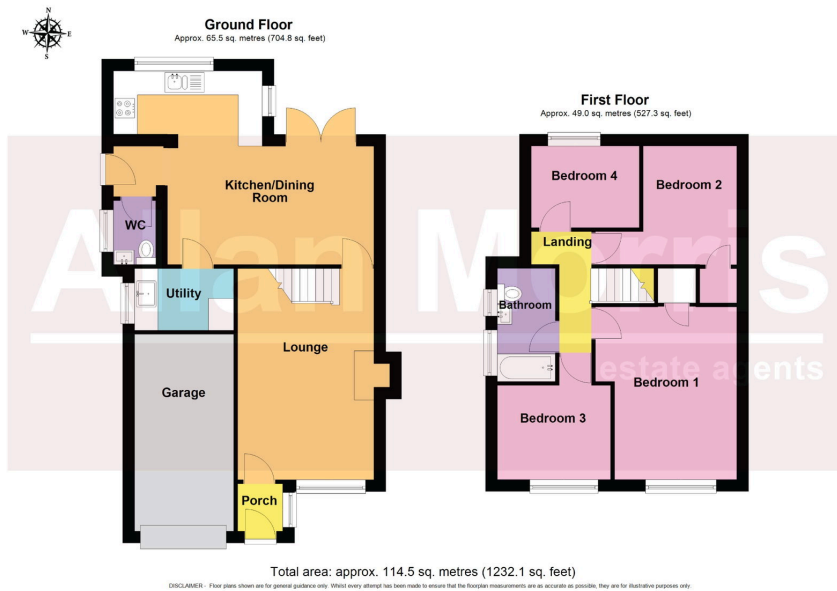
Bedroom 3 - 2.9m x 2.39m (9'6" x 7'10")

Bedroom 4 - 2.74m x 2.08m (9'0" x 6'10")

Bathroom - 2.87m x 1.47m (9'5" x 4'10")

Garage - 5m x 2.51m (16'5" x 8'3")





- Large private mature gardens
- Village Primary School (Ofsted Good)
- Chantry High School catchment area
- Gas central heating & double glazing
- Refitted Kitchen & Bathroom
- Quiet village location
- Immaculately presented & superbly maintained accommodation
- Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	