



1 Penn Hall, Menith Wood, Worcestershire

G HERBERT
BANKS

EST. 1898

1 Penn Hall
Penn Hall Lane
Menith Wood
Worcestershire
WR6 6UE



A most appealing period home with exceptional views.

Spacious family accommodation in need of updating.

Entrance porch, dining room, large sitting room, breakfast kitchen with pantry.

3 bedrooms, bathroom, separate W.C.

In all about 1326 sq.ft.

Double garage, cave/store, delightful large gardens of around 0.29 acres.

Offering No Onward Chain

Situation

1 Penn Hall occupies an incredibly nice position set off a country lane. A real highlight is the truly magnificent view right across to the Malvern Hills and adjoining farmland with some lovely mature Oak trees.

Menith Wood is a very popular Teme Valley village with an active village hall and community green. The nearby village of Pensax has the recently reopened Bell Public More local amenities can be found in the surrounding villages of Clows Top, Abberley and Great Witley. The attractive historic towns of Cleobury Mortimer, Tenbury Wells and Bewdley are readily accessible.

The property is well placed for the large Wyre Forest town of Kidderminster with its main line railway connections to Birmingham, Worcester and London. There is M5 motorway access via junctions 5 at Wychbold and 6 at North Worcester.

Description

This charming country home is an end of terrace forming part of a substantial country house. Partially double glazed with oil fired central heating.

The house is approached by an entrance porch leading to the dining room with long cupboard off.

There is a delightful sitting room with a fireplace with wood burning stove and double glazed door to the gardens. The breakfast kitchen has a range of units, double drainer sink unit, electric cooker, dishwasher and plumbing for washing machine. Useful good size pantry off.

The first floor provides a central landing, 3 bedrooms (one slightly raised) family bathroom with Triton shower over the bath and separate W.C. One of the bedrooms enjoys a fabulous view.

Outside

Shared access with right of way over driveway leading to private parking and turning area. Detached double garage.

Most attractive well laid out gardens which are laid principally to lawn. These include a sunken garden, green house and shed. Lovely well stocked borders and beautiful views.

Storage 'cave' with arched brick roof.

GENERAL INFORMATION

Services

Mains electricity and water. Oil central heating. Private drainage.

Local Authority

Malvern Hills District Council Tel: 01684 862151

EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting:

www.gov.uk/find-energy-certificate.

The EPC was carried out in April 2016 with a rating 36/F; potential 94/A.

Viewing by Appointment Only

Via the Agent's Great Witley Office Tel: 01299 896968

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.

What 3 Words

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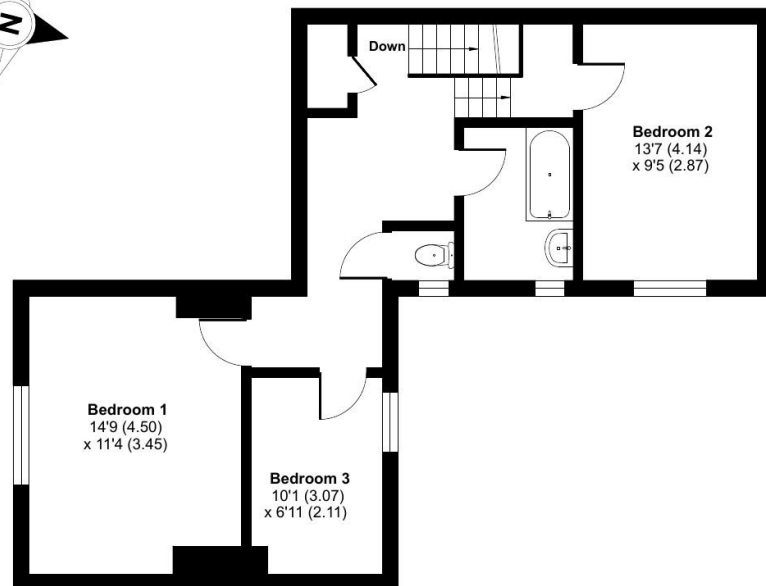
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In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

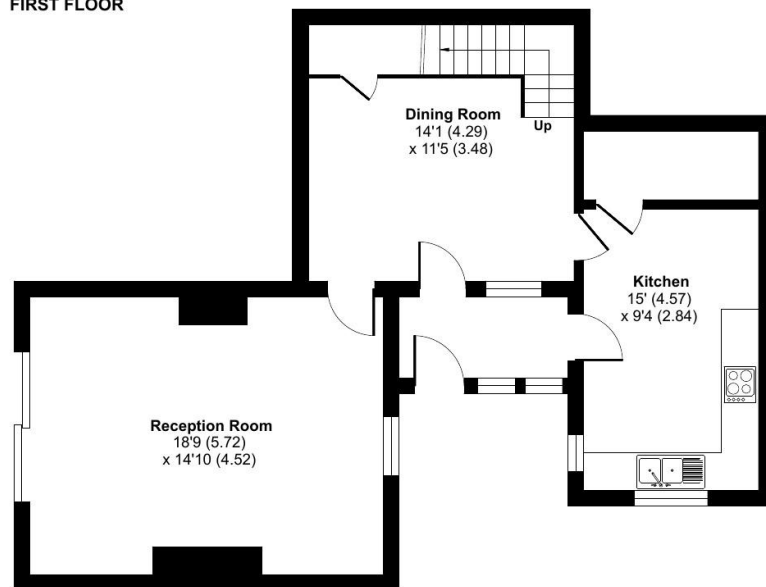


Approximate Area = 1326 sq ft / 123.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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