Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
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Roberts End, Hanley Swan, WR8 0DL

£430,000

A charming semi detached three bedroom cottage with outbuildings with scope for further updating and extending, private gardens to front and rear is situated in a quiet position in the heart of the village of Hanley Swan. The accommodation comprises; entrance porch, sitting room, dining room, long breakfast kitchen to the rear, three double bedrooms, large bathroom with the potential to split to provide an en-suite. Further benefits include; LPG fired central heating and double glazing. Large attached outbuilding is split into several rooms including a garage and workshop is in need to some repair. Plans have been drawn up to remove and replace with a modern two storey extension. Private gardens to front with parking, and views to rear overlooking a young orchard. A short walk to village facilities and open countryside. No onward chain.

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Grassendale Villa, Roberts End, Hanley Swan, WR8 0DL

ENTRANCE PORCH 13'10" x 4'4" (4.22m x 1.33m)
Accessed via twin glazed wooden doors, front aspect windows overlooking garden, reinforced glass roof, paved floor. Door to:

DINING ROOM/RECEPTION ONE 15'9" x 14'0" (4.82m x 4.28m)
Front aspect double glazed window, floor mounted gas fired wood burner on quarry tile hearth, two radiators, quarry tile floor, glass door to inner hall, double glass doors to:

SITTING ROOM/RECEPTION TWO 18'5" x 10'0" (5.63m x 3.05m)
Front aspect double glazed window, marble fire surround, radiator.

INNER HALL 24'3" x 6'11" (7.40m x 2.12m)
Side aspect double glazed window, stairs to first floor, potential to open up to kitchen, double doorway to:

BREAKFAST KITCHEN 23'11" x 6'6" (7.30m x 2.00m)
Twin rear aspect double glazed windows , fitted floor unit with inset double bowl sink bowl and wood block work surface, space for cooker, space and plumbing for washing machine, space for further appliances, space for breakfast table, radiator, door to outbuilding.

LANDING
Spacious landing with potential for study space, smoke alarm, access to roof space, radiator. Doors to:

BEDROOM ONE 14'2" x 11'4" (4.34m x 3.46m)
Front aspect double glazed sash window, feature fireplace, radiator, built in storage cupboard to chimney recess.

BEDROOM TWO 14'2" x 9'10" (4.33m x 3.02m)
Dual aspect with rear aspect double glazed window overlooking the rear garden and orchards to rear, additional side aspect double glazed window, radiator.

BEDROOM THREE 10'11" x 10'1" (3.33m x 3.08m)
Front aspect double glazed sash window, feature fireplace, radiator.

BATHROOM 13'9" x 6'6" (4.21m x 2.00m)
Rear aspect double glazed window, ceiling light point, access to roof space, white suite comprising: panel bath, pedestal wash basin, WXC, radiator, landing area with hot water cylinder and slatted shelving. NB The bathroom is large enough to offer the potential for sub-diving to allow for an en-suite to bedroom two.

OUTBUILDING & PLANS 29'1" x 25'10" (8.88m x 7.88m)
To the side of the property is a large outbuilding, in need of some repairs, internally it is split into a number of smaller areas. There is huge potential here for refurbishment or replacement. The current owners have had plans drawn up to demolish and remove and replace this with a two storey extension to the side to offer a large kitchen diner and an additional bedroom and en-suite. It currently comprises:

INTERNAL LOBBY
With independent access from the front garden, gable storage, doors to:

GARAGE 14'7" x 8'0" (4.47m x 2.45)
Accessed twin wooden doors from the garden, light and power points, lovely arched window to internal lobby.

Workshop 11'8" x 12'0" (3.56m x 3.66m)
Independent access from front garden, front aspect window, light and power points.

STORE ROOM 12'3" x 4'11" (3.74m x 1.52m)
Independent access from the front garden, light and power, previously used as a chicken home/kennel.

REAR/COAL STORE 7'11" x 8'0" (2.42m x 2.44m)
Door to rear garden, rear aspect window, light point.

PANTRY/POTTING AREA 10'5" x 5'4" (3.18m x 1.64m)
Twin rear aspect windows, original slate slabs to three walls, brick floor.

CLOAKROOM
Rear aspect window, ceiling light point, wash hand basin, WC

FRONT GARDEN
Long private front garden, accessed via a lane from the Worcester Road. A the second driveway on the left leads to Grassendale Villa, (this stone chip turning area is owned initially by Grassendale Cottage initially and then Grassendale Villa both of whom has full rights of access over it and neither can block it), double gates open to a the front garden and parking area with space to provide further parking if required. The majority of garden is laid to lawn with wide range of mature flower and shrub beds, plenty of space for to sit out and enjoy the peaceful location. Space for garage to side (stpp).

REAR GARDEN
Private rear garden, laid to lawn. The property backs onto a young orchard, with open countryside beyond.

DIRECTIONS
From the Allan Morris office in Great Malvern proceed via the Three Counties Showground to Hanley Swan. Upon entering the village continue straight over at the duck pond and then take the third turning on left (after the slip road with four bungalows. Then take the second drive on the left. For the purpose of viewings, please park on the Worcester Road and walk the short distance up the lane to the property. Please let us know if this would not be possible for you. To arrange a viewing or with any queries, please contact us on 01684 561411 or email malvern@allan-morris.co.uk

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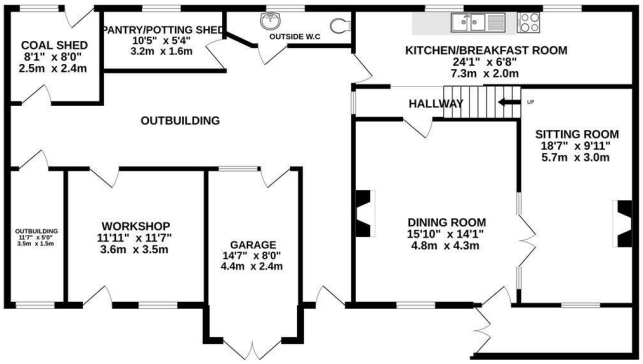
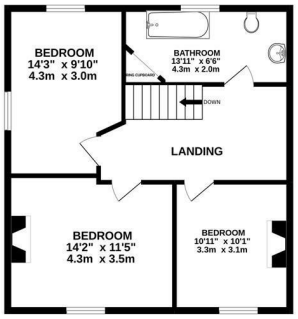
GROUND FLOOR
1416 sq.ft. (131.6 sq.m.) approx.



1ST FLOOR
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 2019 sq.ft. (187.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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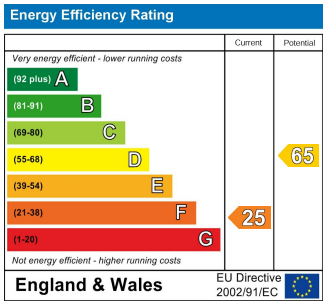
MAKING AN OFFER, At the point of making an offer, intending purchasers will be required to produce two pieces of identification documentation for each individual and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement
SERVICES: Mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: TBC
ENERGY PERFORMANCE RATINGS: Current: F25 Potential: D65
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



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