



Manor Cottage, Upton Warren, Bromsgrove

G HERBERT
BANKS

EST. 1898

Manor Cottage
Rectory Lane
Upton Warren
Bromsgrove
Worcestershire
B61 7EL

A contemporary detached bungalow.

Situated within this much favoured village on a no through road.

- Lounge, Dining/Living Kitchen, Utility Room, Four Bedrooms, Three En-Suite Shower Rooms, Family Bathroom.

Situation

Manor Cottage is situated in a no through country lane in a very popular and accessible north Worcestershire village of Upton Warren. The village is extremely well placed for access to Bromsgrove which is about 4 miles distant and the M5 motorway junction 5 at Wychbold.

Both Bromsgrove and Droitwich have an extensive range of amenities including railway stations, a range of private and state schools and Waitrose supermarket.

The Cities of Worcester and Birmingham together with the West Midland conurbation are also very accessible.

Description

This very well-appointed contemporary bungalow was completed within the last twelve months for the present vendor. The flexible double-glazed accommodation is a very good opportunity for those with multi-generational requirements.

Manor Cottage is set well back from the lane with a gated entrance and sweeping gravelled driveway providing a good amount of parking, particularly to the rear.

Double doors lead through to a small hall beyond which is the excellent lounge/principal reception room with bi-fold doors to the exterior.

There is a utility/secondary kitchen together with a first class fitted dining/living kitchen. This includes a range of wall and floor mounted cabinets, granite working surfaces, integrated appliances including dual ovens and a fridge/freezer.

Overall the property provides four bedrooms, three with luxury en-suite shower rooms together with a family bathroom including the bath with built in watervue tv.

Outside

Manor Cottage is approached by iron gates and a sweeping gravel driveway. This provides a parking area to the side. There is a small rear courtyard garden.

Agents Note

Please note there is shared access across the drive

GENERAL INFORMATION

Energy Performance

Current Rating: 74C
Potential Rating: 121A
Carried out: 14th October 2021

Services

Mains electricity and water. Private drainage. LPG Heating.

Local Authority

Wychavon District Council- 01386 565000

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

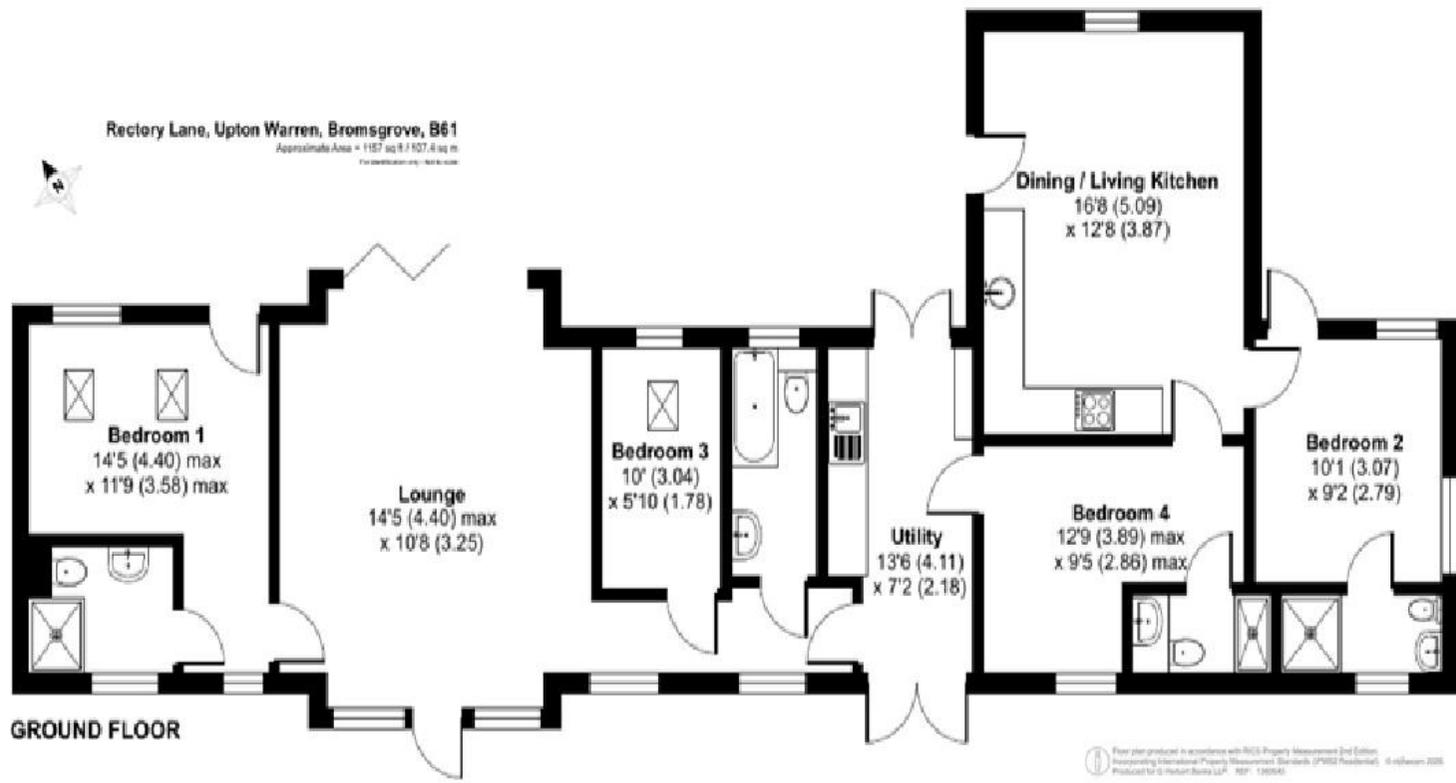
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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

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.

Score	Energy rating	Current	Potential
92+	A		121 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Rectory Lane, Upton Warren, Bromsgrove, B61
 Approximate Area = 1157 sq ft / 107.4 sq m
 Formed by: North East



GROUND FLOOR

This plan produced in accordance with RICS Property Measurement 2nd Edition
 Implementing International Property Measurement Standard (IPMS) Protocol, 15th Edition 2018
 Produced by G Mulvenon Realty LLP 1001 1200541



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