



Evesham Road | | Church Lench | WR11 4UB

Offers Over £550,000

COOPER & CO

Key features

- NO ONWARD CHAIN
- SITUATED IN DESIRABLE VILLAGE LOCATION
- LARGE PLOT WITH STUNNING VIEWS TO MALVERN HILLS
- THREE BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- STUDY
- KITCHEN , UTILITY AND DINING ROOM
- TWO BATHROOMS AND WC
- OOZING POTENTIAL
- VIEWINGS 7 DAYS A WEEK

Description

NO ONWARD CHAIN , THIS WELL PRESENTED 3 BEDROOM DETACHED HOUSE IN THE DESIRABLE VILLAGE OF CHURCH LENCH WITH AMPLE PARKING AND DETACHED GARAGE SAT ON A LARGE PLOT

Internally, the property boasts three bedrooms, kitchen, utility, dining room, reception room, downstairs WC, downstairs bathroom, lounge opening up to the rear garden with stunning views, upstairs family bathroom, plenty of storage. Externally, the property benefits from a large and secure west facing wrap around garden , the property also benefits from a detached garage with a large driveway for multiple cars and front garden.

Estate agents are legally required to carry out anti-money laundering (AML) checks on all prospective property buyers. We have partnered with a third-party provider to conduct these checks and ensure they are fully compliant with HMRC requirements. The cost of the checks is £30 + VAT and is non-refundable. This fee covers the cost of obtaining the relevant data, carrying out any manual checks, and ongoing monitoring where required. The fee must be paid and all checks completed before a Memorandum of Sale can be issued.

- Wychavon CC
- Tax Band - F
- EPC - C



Front

Property is approached by a generous driveway for multiple cars, with side pedestrian access via a gate to the rear garden on both sides of the property. Detached Garage with electric door. Benefit of lawned area right of the driveway with a beautiful magnolia tree.

Hallway

Carpet flooring, Radiator, Doors leading to Living Room, Downstairs bathroom, WC and Kitchen & Reception Room. Stairs to the first floor. Hallway also benefits from a cloakroom cupboard.

Kitchen

Vinyl flooring underfoot, Radiator, fitted kitchen with a mix of wall and base units surmounted by work surface. Integrated oven with hob & extractor over and sink with mixer taps and drainer. UPVC DG window to front aspect.

Utility Room / Boot Room

Vinyl flooring underfoot, work surface with sink. Door to side leading to front and rear garden.

Dining Room

Carpet flooring, radiator, UPVC windows dual aspect to side and rear garden. Double Doors glass panelled , opening up to the adjacent living room.

Living Room

Carpet flooring, radiator and UPVC Patio window to rear aspect. Feature fireplace, with wooden surround.

Study

Carpet flooring, radiator and UPVC window to rear.







Reception Room

Carpet flooring, radiator and UPVC window to front aspect.

Downstairs Bathroom

Carpet flooring, bath with shower over, stand alone wash hand basin, radiator, wc and UPVC frosted window.

Downstairs WC

Carpet flooring, hand basin, toilet, sliding door to storage cupboard and UPVC frosted window.

Bedroom 1

Carpeted flooring, UPVC window to rear aspect and fitted wardrobes. Stunning Views towards the Malvern Hills.

Bedroom 2

Carpeted flooring, dual aspect windows to rear and side aspect and fitted wardrobes.

Bedroom 3

Carpeted flooring, UPVC window to rear aspect and fitted wardrobe.

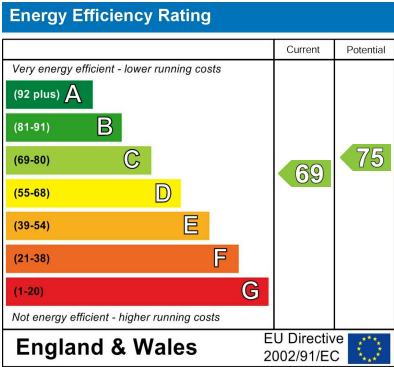
Upstairs Bathroom / En-suite

Carpet flooring, stand alone wash hand basin, bath, WC and windows to front aspect. Features a characterful circular window overlooking the front lawn and Magnolia tree.

Rear Garden

Large west facing rear garden featuring raised feature L shaped patio seating areas. Secure fenced borders, Garden Shed, Green House, Beautiful trees and shrubs. Access to front from either side of property, and right hand side provides side access to utility and also garage.

Floor plans



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