



Allan Morris
estate agents

**Lockhill, Upper Sapey,
Worcestershire.**

The Lodge, Lockhill, Upper Sapey, Worcestershire. WR6 6XR

Features:

- * Immaculately presented
- * Sitting Room onto patio
- * Travertine floor in Hall, Kitchen & Utility
- * Underfloor zoned heating on ground floor
- * Quality finish & Juliette Balcony
- * Amazing well stocked terraced garden
- * Large initial raised patio with views & ample parking

A wonderful opportunity to acquire a very well designed two bedroom detached house, within this village location, offering easy access back to Worcester City, major transport links and lying within the Chantry catchment area.

Accommodation: Entrance Hall with storage, leading into Kitchen/Dining Room with fitted units, granite work surfaces, Bosch microwave, oven, induction hob, dishwasher and fridge, leading into Utility with integral larder freezer, space for washing machine and dryer, Sitting Room to rear elevation overlooking initial raised patio and gardens, recess to either side of chimney and double doors leading onto the balcony. On the first floor: Bedroom 1 which is a good size double room, with built-in storage and further built-in wardrobes with drawers, double opening doors with Juliette balcony overlooking garden and beyond, Bedroom 2 which is a good size double room, with built-in storage and Bathroom fitted with a quality suite, with deep bath and separate shower, contemporary radiator and 2 windows to side.

Outside: To the front is ample off road parking via block paved driveway, further parking and access to oil tank. Gated access to rear leading down to 3 terraced areas, with various areas for seating. Access to garden from Sitting Room over onto superb raised patio, with additional external storage underneath and lawned areas. To the far end there is a wooden bridge over a very tranquil area running along Sapey Brook and an abundant array of trees, shrubs and bushes.





Directions:

What3Words: ///blanking.steps.wiring

WAM 7988



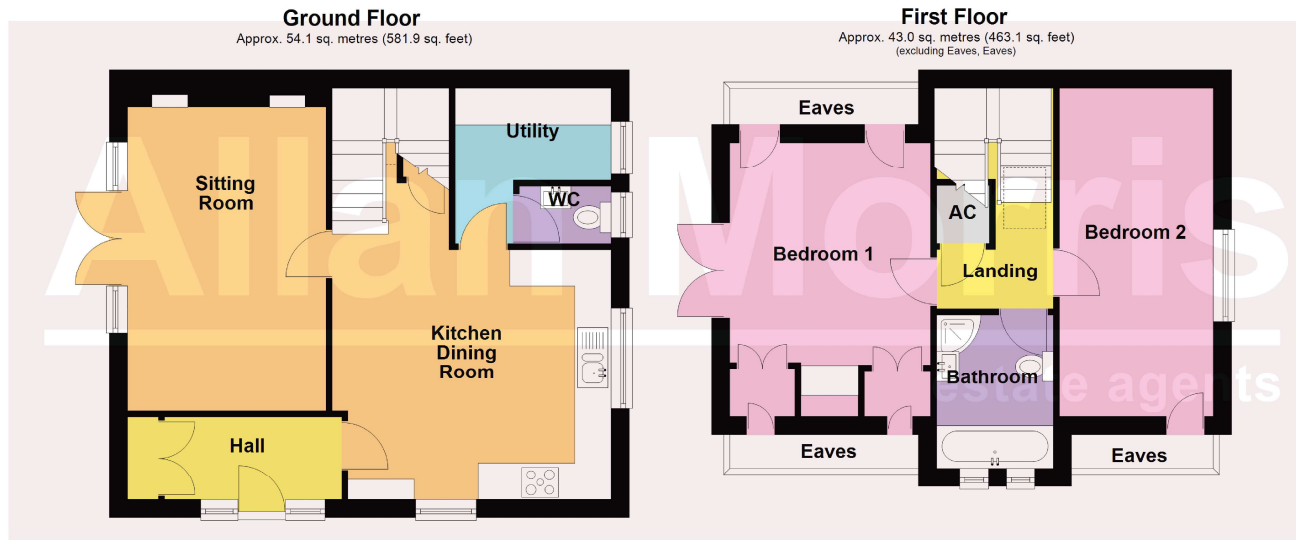
Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

PRICE: Offers in Region of £ 495,000



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Floorplan & Measurements:

Hall: - 2.6m x 1.5m (8'6" x 4'11")

Sitting Room: - 5.5m x 3.3m (18'0" x 10'9")

Kitchen / Dining Room: - 5.7m x 4.5m (18'8" maximum x 14'9")

Utility Room: - 2.6m x 2.5m (8'6" x 8'2")

Bedroom 1: - 3.7m x 3.3m (12'1" x 10'9")

Bedroom 2: - 4.4m x 2.5m (14'5" x 8'2")

Bathroom: - 2.5m x 1.8m (8'2" x 5'10")

Address:
32 Sidbury, Worcester, WR1 2HZ