



38 The Glebe, Great Witley

G HERBERT
BANKS

EST. 1898

38 The Glebe
Great Witley
Worcestershire
WR6 6JR

A well-presented semi-detached house in a pleasant end of cul de sac position.

- No Onward Chain
- Chantry Catchment
- Garage, Driveway, Lawned Fore Garden, Enclosed Rear Courtyard Garden, Splendid Views
- Sitting Room (19' x 12'1)
- Kitchen (9'11 x 9'10)
- Utility (8'0 x 1')
- Bedroom One (12'2 x 9'11)
- Bedroom Two (10'0 x 9'11)
- Bedroom Three (9'11 x 8'9)
- Family Bathroom

Situation

38 The Glebe is situated at the end of a cul de sac in the heart of this desirable village. Great Witley provides a comprehensive range of local amenities including a junior school, active village hall and adjoining park. Doctors' surgery, garage with Asda, post office/store and the beautiful historic church at the nearby Witley Court. The Cathedral City of Worcester is about 10 miles distant and the Wyre Forest towns of Stourport, Bewdley and Kidderminster are close by.

There is excellent M5 motorway access via junctions 5 at Wychbold and 6 at Warndon, North Worcester.

Kidderminster has direct rail links to Birmingham, Worcester and London.

Description

This is an appealing village home with double glazed centrally heated accommodation. It enjoys some lovely rear views towards the Witley Hills.

There is scope to extend into and over the garage, subject to any appropriate consents.

The house is approached by a spacious hall with Karndean floor and further inner hallway. Leading off this is the good-sized bright sitting room with woodburning stove.

An excellent feature of the property is the well-appointed kitchen with range of cabinets, hob, oven, integrated fridge freezer, cooker hood, dish washer, Quartz working surfaces and Karndean floor.

Useful separate utility room with sink unit, space for tumble dryer and plumbing for washing machine.

The first floor provides 3 good sized bedrooms and a refitted bathroom with separate shower over the bath.

Outside

Single garage with up and over door and power.

Tarmacadam driveway.

Lawned foregarden with gravel areas.

Side access to the rear garden with enclosed paved courtyard and timber shed.

GENERAL INFORMATION

Energy Performance

Current Rating: 53E
Potential Rating: 69C
Carried out: 2nd December 2024

Services

Mains electricity, water and drainage. LPG central heating.

Local Authority

Malvern District Council

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

What3words ///tuxedos.padding.mixing

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.

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Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.



Ground floor



First floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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