



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

3 The Woodlands, 28 Main Road, Kempsey, Worcester. WR5 3NB

Guide Price £375,000

3 1 1



A charming, spacious, fully renovated and light three bedroom attached period character Cottage, offering immaculately presented and well-proportioned accommodation, with good sized private gardens, off road parking and benefitting from a single garage.

Situated in a secluded location within this popular village, offering a village shop, garage, several pubs and Primary school, together with delightful walking areas by the River Severn (The Hams) and Kempsey Common. It benefits from easy access to the City of Worcester, national road (A38, M5, M50) and rail networks (Worcester Parkway).

Accommodation briefly comprises: Reception Hall, Lounge with French doors to the garden & patio, Kitchen / Dining Room with stable door to garden & patio, Utility Room, Cloakroom, three Bedrooms master with dual aspect and second currently used as a Home Office, with air-conditioning. Jack-and-Jill Shower Room.

Outside: The property is approached via a shared gravelled driveway, leading to a substantial car parking area for 3-4 cars, a turning area, a single Garage, rear garden entrance and the front door. There is a private enclosed predominantly lawned garden, with shrub borders and large paved entertaining patio area, all enjoying a southerly aspect. Outside courtesy lights and outside power points to take advantage of the setting.

Lounge: - 5.05m x 4.32m (16'7" x 14'2")

Kitchen Dining Room: - 4.5m x 4.32m (14'9" maximum x 14'2")

Bedroom 1: - 4.32m x 4.14m (14'2" maximum x 13'7")

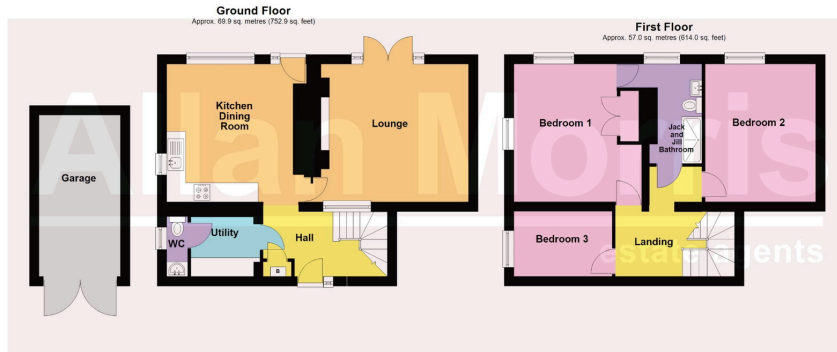
Bedroom 2: - 4.32m x 3.45m (14'2" x 11'4")

Bedroom 3: - 3.07m x 2.24m (10'1" x 7'4")

Jack-and-Jill Bathroom: - 3.12m x 1.65m (10'3" x 5'5")

Garage: - 5.05m x 2.54m (16'7" x 8'4")





Total area: approx. 127.0 sq. metres (1386.9 sq. feet)

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.

- NO ONWARD CHAIN (tbc)
- Fully renovated Cottage
- Gas central heating & UPVC double glazing
- Off road parking & single Garage
- Air conditioning
- Private enclosed garden
- Council Tax Band: C
- Immaculately presented & well proportioned accommodation
- Within the catchment area for Hanley Castle High School

