



8 Strensham Gate, Strensham, WR8 9JY

£320,000

A spacious two double bedroom bungalow with south facing gardens and double width driveway, situated at the head of a cul de sac in the Hamlet of Strensham. The bungalow which has excellent access to the motorway network and Worcester Parkway and yes has a country feel with excellent walks in the surrounding countryside. Facilities are available a short distance away in the village of Twyning of the town of Upton upon Severn. The accommodation comprises: canopy porch, entrance hall, bay window lounge diner with woodburner, fitted kitchen with appliances, sun room with air conditioning, two double bedrooms each with built in wardrobes, bathroom. Further benefits include central heating (LPG), double glazing, block pave driveway with parking for two cars and potential for more, enclosed south facing rear garden with stores and greenhouse. Viewing a must to appreciate the size and location of home on offer.



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CANOPY PORCH

Outside courtesy light.

ENTRANCE HALL

Access via part obscure glass front door, two ceiling light points, smoke alarm, access to roof space, coving, radiator, built-in coats cupboard with hanging rail and shelf, built-in laundry cupboard with slatted shelving, radiator, doors to:

LOUNGE/DINER 22'1" max into bay x 11'9" (6.75m max into bay x 3.60m)

Front aspect double glazed bay window, two ceiling light points, coving, feature fireplace with wooden surround, marble back and inset multi fuel burner, dado rail, two radiators, wide arch to:

FITTED KITCHEN 12'6" x 7'9" (3.82m x 2.38m)

Rear aspect double glazed window overlooking south facing garden, ceiling light point, coving, fitted kitchen comprising of a range of floor and wall mounted units. under a stone effect work top, stainless steel one and a half bowl sink unit, integral electric hob with extractor over, integral oven, integral oven/microwave, integral slimline dishwasher, integral fridge, integral freezer, integral washer dryer, vertical radiator, double glazed door to:

CONSERVATORY

uPVC wood effect effect double glazed conservatory overlooking the garden, radiator, wall mounted Fujitsu air con unit, double glazed door to rear garden, patio with space for table and chairs and outside dining.

BEDROOM ONE 21'7" x 8'10" + wardrobe (6.60m x 2.71m + wardrobe)

Two front aspect double glazed windows, two ceiling light points, coving, large built-in triple wardrobe with hanging rail and shelving, built-in double wardrobe with hanging rail and shelf, two radiators.

BEDROOM TWO 15'10" + recess x 8'11" (4.83m + recess x 2.72m)

Twin rear aspect double glazed windows, two ceiling light points, coving, radiator, built-in double wardrobe with hanging rail and shelf, double glazed door to rear garden.

BATHROOM 8'9" x 5'6" (2.67m x 1.68m)

Rear aspect obscure glass double glazed window, ceiling light point, extractor, white suite comprising: large walk-in shower with Mira shower, wash hand basin with storage below, light and shaver socket over, WC, heated chrome towel rail.



FRONT GARDEN

Mainly laid to lawn with mature tree and flower and shrub beds, block paved driveway provides parking for three cars with potential for more. Double gates to further paved area with potential for parking but currently with additional tool shed and store in that position.

REAR GARDEN

Accessed via the conservatory and bedroom two, landscaped south facing garden with paved patio with space for tables and chairs and outside dining and entertaining, formal lawn, raised flower and shrub bed, path continues past the rear of the kitchen to a further paved seating area, greenhouse, garden store, tool shed.

DIRECTIONS

From Upton proceed over the river bridge to the turning to Ryall and follow Ryall Road till reaching the A38. Cross the main road and proceed down through Ryall Grove to the T junction. Turn right onto Hillview Road heading in the direction of Strensham. Take the first turning on the right into Strensham Gate and the property can be found at the head of the cul de sac as indicated by the Allan Morris' for sale board. If you have any queries or to book a viewing call Allan Morris on 01684 561411.





TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: LPG gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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