



7 Elmfield, Baughton, WR8 9ER

£330,000

A beautifully presented three bedroom terraced family home with long private rear garden and parking, situated on the edge of a rural hamlet with excellent access for commuting and for the open countryside. The accommodation comprises; canopy porch, entrance hall, lounge diner with woodburner, conservatory, refitted breakfast kitchen, rear hall, cloakroom, main bedroom with extensive fitted wardrobes and storage, two further bedrooms, refitted main bathroom. To the front is ample parking and a low maintenance garden, to the back a long private garden with gazebo and paved seating area. Double glazing, central heating, great condition. Viewing a must to appreciate the presentation, location and size of home and garden.



7, Elmfield, Earls Croome, Baughton, WR8 9ER

CANOPY PORCH

Outside courtesy light, obscure double glazed glass, door to:

ENTRANCE HALL

Ceiling light point, smoke alarm, radiator, wood plank effect flooring, stairs to first floor, doors to:

LOUNGE DINER

Front aspect double glazed window with views over the front garden to woodland opposite, two ceiling light points, feature exposed brick fireplace with floor mounted wood burner on stone hearth with wooden mantle over, radiator, double glazed doors to:

CONSERVATORY

uPVC double glazed conservatory on dwarf brick wall with views over the rear garden to the gazebo at the end. Two wall light points, radiator, wood plank effect flooring, double doors, leading to the rear garden.

BREAKFAST KITCHEN

Dual aspect breakfast kitchen with rear facing double glazed window overlooking the front to the woodland opposite and rear-facing double glazed window overlooking the rear garden, recessed ceiling spotlights, refitted kitchen comprising of a matching range of floor and wall mounted dark blue units and a light marble coloured worktop with breakfast bar and complementary tiled surround, inset Belfast style sink unit with mixer tap over and draining grooves to side. eight hob range style cooker with twin ovens and stainless steel extractor over, integral dishwasher, integral fridge, integral freezer, and wine fridge, space and plumbing for washing machine, space for tumble dryer, radiator, wood plank effect flooring, double glazed stable door to front garden, door to:

REAR HALL

Ceiling light point, double glazed window to rear garden, latched cottage style door to:

CLOAKROOM

Rear aspect glazed window, ceiling light point, push flush WC, wood plank effect flooring.

LANDING

Rear aspect double glazed window with view of the rear garden, ceiling light point, built-in laundry cupboard with slatted shelving, exposed wooden floorboards, doors to:

BEDROOM ONE

Front aspect double glazed window with views over the garden to woodland. opposite, ceiling light point, bespoke fitted floor to ceiling bedroom furniture comprising: a number of double wardrobes with a range of hanging rails and shelving, built-in single wardrobe with hanging and shelving, radiator.



BEDROOM TWO

Front aspect double glazed window with views over front garden to woodland beyond, ceiling light point, built in storage cupboard with hanging rails and shelving, radiator.

BEDROOM THREE

Rear aspect double glazing with views over the rear garden, ceiling light point, radiator.

BATHROOM

Rear aspect obscure glass double glazed window, recessed ceiling downlighters, fitted modern white suite comprising of a P-shaped shower bath with rainfall and body showers over, shower screen to side and waterfall mixer tap, wash handbasin with storage below, push flush WC part tiled walls, tiled floor, heated towel radiator.

FRONT GARDEN

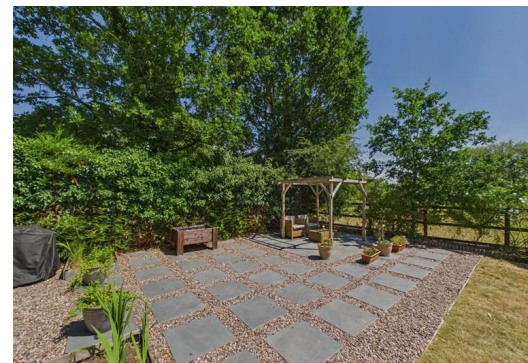
Front garden accessed from the road via tarmac driveway which leads up to the property, providing parking for three to four vehicles, low maintenance stone chip front garden with space for pots and trough, access to front and rear door.

REAR GARDEN

Accessed from the rear hall or the conservatory, good size private rear garden with initial stone chip area with timber garden shed to side and log store to the other, a pave and stone chip path winds its way through a level with mature flower and shrub beds to the side, covered seating area halfway up under the shade of a large willow okay, landscape rear area of the garden with a gazebo and paved seating area, space for pots and plants, a second second timber garden shed, gated access to the rear.

DIRECTIONS

From the Upton office of Allan Morris, turn left and proceed to the roundabout taking the second exit over the bridge onto the A4104. Proceed to the A38 (approximately 2 miles) and proceed straight on at the roundabout on to the A4101. Continue into the village of Baughton, past 'The Jockey' public house and take the next right into Elmsfield, continue to the end of the road and turn left. Number 7 is on the left hand side just before the end of the village as indicated by the Allan Morris 'For Sale' Board. To arrange a viewing or with any queries, please call us on 01684 561411 or email upton@allan-morris.co.uk





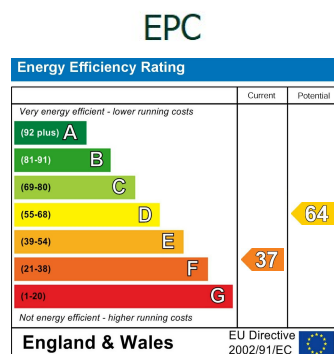
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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: Mains electricity, water and drainage are connected. Central heating is LPG fired. 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: C

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.



Material Information Report



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