



2 Keephill Cottage
Droitwich Road, Fernhill Heath, WR3 8RP

Andrew Grant

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 **2 Bedrooms**  **1 Reception**  **1 Bathroom**

Freehold / 737 sq. ft.

A lovely cottage situated within the sought-after village of Fernhill Heath.

This immaculate home is turnkey ready and would make an ideal first-time purchase or investment property.

The property has been tastefully re-decorated throughout and has new carpets in both the bedrooms. This fantastic cottage has a wealth of accommodation within, including a spacious living dining room, a modern fitted kitchen, a bathroom and a separate WC.

Upstairs, there are two good-sized double bedrooms.

Outside, the property has a garden to the front and a low-maintenance courtyard garden to the rear.

KEY FEATURES

- No chain
- Village location
- Ideal first-time purchase
- Investment property
- Immaculately presented
- Ground-floor bathroom
- Two double bedrooms
- Low-maintenance courtyard garden





Situation

Fernhill Heath is a small and highly sought-after village in Worcester, on the A38 midway between Worcester to the south, and Droitwich to the north.

The village is served by two popular public houses and has a selection of small shops, including a sub post office. It is also home to some highly regarded schools, RGS The Grange, The River School and Hindlip C of E.

Description

2 Keephill Cottage is approached via a paved pathway leading to the front door. There is a fore garden, which is surrounded by brick walling and panel fencing.

As you enter the property you are greeted by a welcoming and spacious living dining room, with stairs rising to the first floor, windows to the front and rear and a door to the kitchen. This room features a brick fireplace, four candelabra wall light points, two modern ceiling light fixtures and wood effect laminate flooring. The décor in this room is fresh and neutral, a theme which emanates throughout this wonderful home.

The modern fitted kitchen has wall and base units, with worksurfaces over incorporating a stainless-steel sink with drainer and a mixer tap. There is also a window to the side, stylish metro tiling to the splashbacks, tiling to the flooring and space for a slot-in cooker.

From the kitchen a door accesses the rear lobby, with a door to a useful storage cupboard and doors to the bathroom and the separate WC. The tiled flooring from the kitchen flows through to the lobby and there is a further door accessing the rear courtyard.

The bathroom has a contemporary white suite comprising a bath and wash handbasin. There is tiling to the walls and splashbacks, tiles to the floor and an obscure glazed window to the side.

Situated adjacent to the bathroom is a separate WC, with an obscure glazed window to the rear and tiling to the walls and floor.



First floor

The landing has access to a storage cupboard and doors to the bedrooms.

Bedroom one is a spacious double room to the rear, with a built-in wardrobe, an airing cupboard, two contemporary wall lights and a window with pleasant views over the garden.

Situated to the front is bedroom two, which is another double room, with a built-in wardrobe, a wall light point and a window to the front. Both the bedrooms have bright and neutral décor and new grey carpets.



Outside

The rear courtyard garden has been paved for ease of maintenance and is perfect for alfresco dining and entertaining. There is walling and panel fencing to the boundary.

Services

The property has mains electricity, mains water and mains drainage.

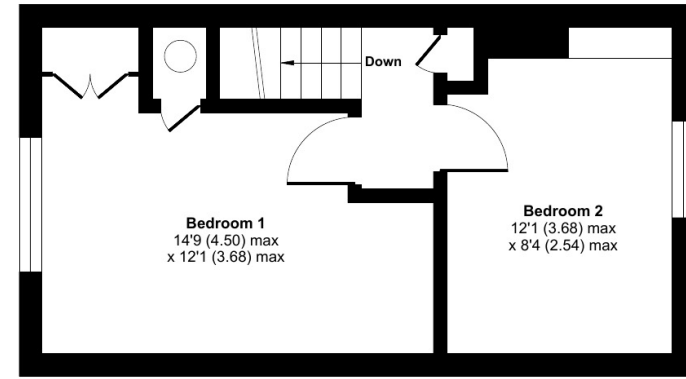
Council tax band - A.



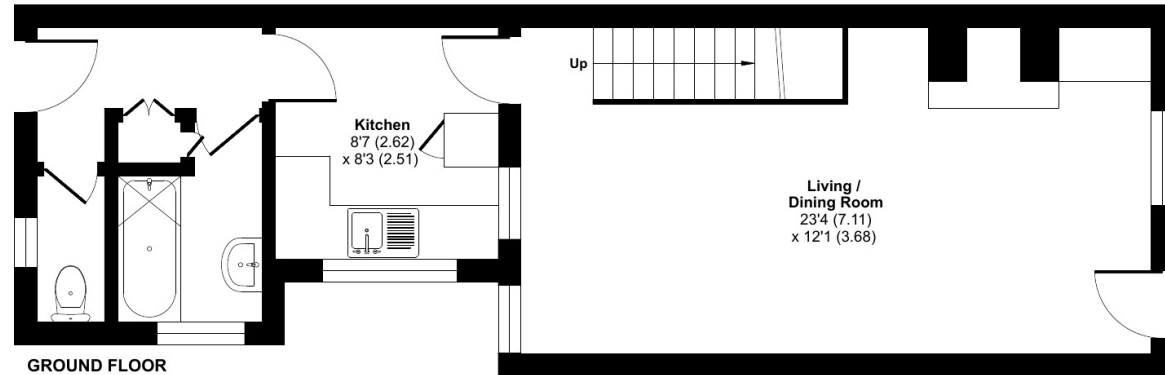


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Approximate Area = 737 sq ft / 68.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2022. Produced for Andrew Grant. REF: 902397



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