



22 Highfield , Callow End, WR2 4TP

£300,000

A substantial detached property situated with a generous corner plot in the popular village of Callow End between Worcester, Upton and Malvern. Originally a bungalow with a later loft conversion to add two bedrooms, the property comprises; porch, hallway, sitting room overlooking the garden, kitchen dining room, small conservatory/porch, two downstairs double bedrooms and a generous bathroom. To the first floor are two loft bedrooms with a landing. The property has a driveway and attached single garage, double glazing and oil fired central heating. The big feature of the property is a wrap around corner plot garden offering a high degree of privacy and areas of lawn, flowering borders and vegetable plot. Offered with no onward chain, we highly recommend an early viewing.



22 Highfield, Callow End, Worcestershire, WR2 4TP

SITUATION

Highfield is situated in the desirable and popular village of Callow End. The village enjoys two pubs, convenience store, an active village hall, primary school and walking distance to the beautiful Stanbrook Abbey Hotel. Callow End is within easy access for Upton upon Severn, Malvern and Worcester.

ENTRANCE PORCH

Double glazed sliding doors open to porch, tiled floor, light, wooden door with obscured glass opens to:

ENTRANCE HALLWAY

Stairs lead to first floor, radiator, doors to:

SITTING ROOM 14'10" x 17'9" (4.54m x 5.43m)

Dual aspect with front facing circular porthole window and rear facing uPVC window overlooking the gardens, also a uPVC door opens to the garden, tiled fireplace with open fire and iron grate, two radiators, television point, wall light points.



KITCHEN 14'10" x 11'10" (4.54m x 3.63m)

Dual aspect room with uPVC windows to the rear and side aspects, door opens to the conservatory/ porch. Range of wooden eye and base level units with a central island unit, worktops with inset sink and drainer unit and mixer tap, pull out larder cupboard, integrated electric oven, integrated double electric oven and grill, integrated washing machine and dish washer, floor mounted Worcester oil fired boiler, radiator, space for kitchen/dining table, door to:

CONSERVATORY/PORCH 8'9" x 6'0" (2.68m x 1.85m)

uPVC construction with wooden base units and worktop, wall lights, power point and door to garden.

BEDROOM ONE 11'10" x 13'11" (3.62m x 4.25m)

Dual aspect with two side facing uPVC and one front facing window, radiator, fitted twin double wardrobe with mirror doors.

BEDROOM TWO 10'10" x 11'11" (3.32m x 3.65m)

Front facing uPVC window, radiator, currently arranged as a dining room.

BATHROOM 8'8" x 9'4" (2.66m x 2.87m)

Side facing uPVC window, panel bath with electric Triton shower over. Fitted bathroom furniture with wash basin, low level WC, bidet, additional storage cupboard housing hot water tank and shelving, radiator, part tiled walls, fitted mirrored cabinet with light.

FIRST FLOOR - LANDING

With side facing uPVC window



BEDROOM THREE 11'10" x 12'7" max (3.62m x 3.86m max)

Side facing uPVC windows, radiator, access to loft space, chimney stack runs through the room.

BEDROOM FOUR 12'7" x 8'4" max (3.86m x 2.56m max)

Side facing uPVC window, radiator, some restricted head height.



OUTSIDE

DRIVEWAY AND GARAGE

The property is approached via a bloc paved driveway for 2/3 cars and leads to the garage, with metal up and over door and glazed rear window and door to the garden.



GARDENS

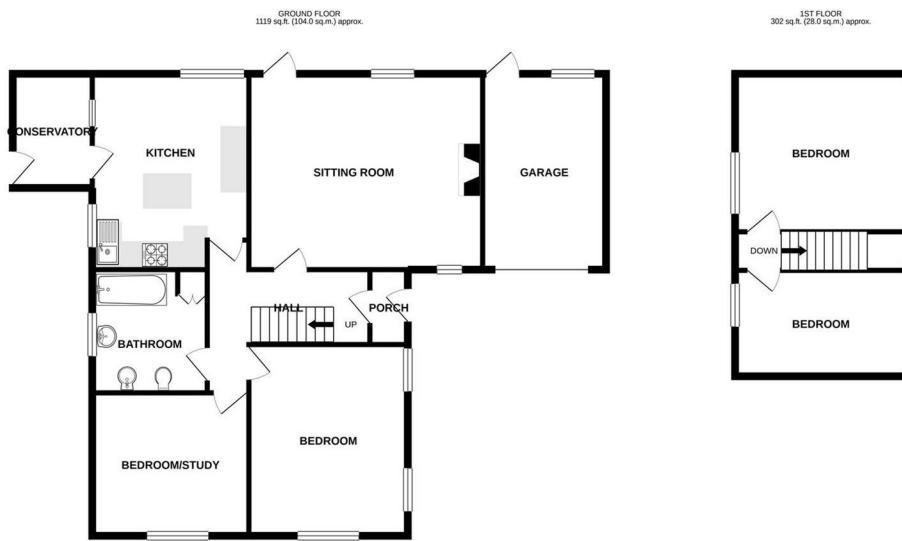
The gardens extend to three sides with a front garden laid to lawn with hedge border and shrub planting. The side and rear gardens are in sections of lawn with ornamental trees and flowering borders, as well as a section of vegetable plots. With two timber garden sheds, oil tank, gated side access and exterior tap. Enclosed by fencing and established privacy hedging.



DIRECTIONS

From Worcester, travel south towards Malvern, at village of Powick keep left and follow the Upton Road signposted Callow End, after a mile and on entering the village of Callow End take the left hand turning, by the shop onto Lower Ferry Lane, follow for some distance and turn right onto Orchard Way. Follow to the end and bear right and then left into Highfields, where the property will be found on your left indicated by the For Sale sign. For more details or to book a viewing, please call the Malvern office on 01684 561411.





TOTAL FLOOR AREA: 1421 sq.ft. (132.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are not guaranteed to be correct. Any dimensions shown are approximate and no guarantee is given. Omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.

Made with Metropix ©2002

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

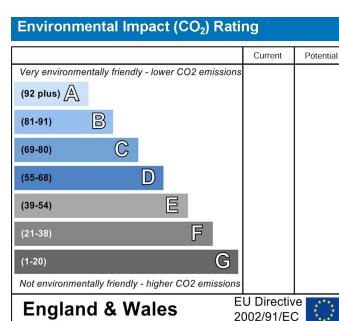
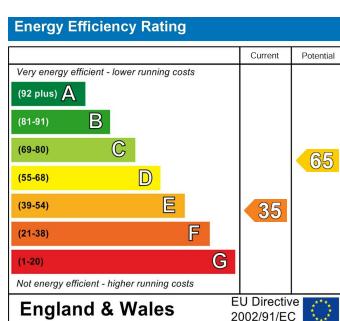
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected. Central heating is oil 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

ENERGY PERFORMANCE RATINGS: Current: F35 Potential: D65

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;
- No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- Rents quoted in these particulars may be subject to VAT in addition, and
- Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars



Offices also at:

Worcester
Upton upon Severn

Droitwich
Pershore

Redditch
Kidderminster

Bromsgrove
Stourport on Severn

Barnt Green
Bewdley

Malvern
Mayfair London