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Persore, Worcestershire
WR10 1AY



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ESTATE AGENTS

40 Kinnersley,
Severn Stoke,
Worcester.
WR8 9JR

For Sale

Guide Price £329,950



**A SEMI-DETACHED EXTENDED THREE BEDROOM
PERIOD COTTAGE SET WITHIN THIS RURAL VILLAGE
HAVING FRONT AND REAR GARDENS OFF ROAD
PARKING AND A GARAGE**

**Entrance Porch, Living Room, Walking Pantry, Separate Dining Room,
Kitchen/Breakfast Room, Cloak Room, Rear Lobby, First Floor Landing,
Three Double
Bedrooms, Bathroom, Garage, Gardens, Off Road Parking, Oil Central
Heating
Council Tax C, EPC: E (43)**

Residential Sales Particulars

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Situation

Number 40 is a semi-detached cottage constructed in 1930 and extended in the 1960s providing a 3-bedroom property with first floor bathroom. There are two reception rooms, walk in pantry and a kitchen/breakfast room with rear lobby and cloakroom. The first-floor bedrooms are all doubles. There is double glazing fitted and oil fire heating. There is an enclosed front garden and generous rear garden together with a back yard and a timber garden store. The property has a single garage and there is off-road parking to the front. Recent works have been carried out in the loft void to provide a fire-break between the two properties which will be a requirement for insurance purposes. The property will be sold freehold.

The hamlet of Kinnersley has a central public house with further residential properties adjacent to the village road. The hamlet is surrounded by open countryside and gives easy access to all local main centres. There are good educational facilities within the area for all age groups.

Viewing

BY APPOINTMENT ONLY

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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Property Comprises

Entrance porch with solid timber front door into

Living Room measuring overall approximately maximum 14'5" x 14'2" (4.39m x 4.32m) with quarry tiled floor covering, panelled radiator and dual aspect double glazed windows. open fireplace with timber surround and tiled hearth. Multi socket power points, TV aerial socket, pendant light and under stair storage cupboard.



Walk-in Pantry measuring 8'6" x 3'5" (2.59m x 1.04m) with cold shelf and further shelving, rear elevation window, multi socket power points, ceiling light and quarry tiled floor covering.

Dining Room/Office measuring approximately 8'6" x 10'6" (2.59m x 3.2m) with front elevation window, panelled radiator, BT point, power points and pendant light.



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Kitchen/Breakfast Room measuring approximately 12'3" x 9'8" (3.73m x 2.95m) with fitted kitchen units comprising worktop surface, drawers and storage cupboards under. One and a half bowl stainless steel sink unit with mixer tap. Cooker point, multi socket power points and plumbing for automatic washing machine. Worcester Heat Slave oil central heating boiler, panelled radiator, ceiling light and side elevation window with roller blind.



Rear Lobby with rear elevation window, roller blind and pendant light.

Cloakroom comprising low flush WC, opaque glazed window, panelled radiator and stop cock tap. High level shelf, ceiling light and quarry tiled floor covering.



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Enclosed staircase from the front room with banister rail leads up to

Heading Landing with panelled radiator, ceiling lights and opaque double-glazed window.

Bedroom One measuring approximately 11'5" x 12'9" (3.48m x 3.89m) with side elevation window, built-in storage cupboard with slatted shelving, further built in cupboard over stairway, panelled radiator and pendant light.



Bedroom Two measuring approximately 12'3" x 8'7" (3.73m x 2.62m) with rear elevation window (views to the Malvern Hills), panelled radiator, pendant light and power points. BT extension point.



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Bedroom Three measuring approximately 8'7" x 14'6" (2.62m x 4.42m) with panelled radiator, front elevation window, light and power points



Bathroom comprising panelled bath with ceramic tiled surrounds. Triton electric shower over with shower head on wall bracket. Low flush WC and pedestal handwash basin. Tiled surrounds, panelled radiator and pull cord light switch. Access hatch to roof void.



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Outside the property

From the rear lobby there is courtyard area and a generous back garden with timber garden store. To the side of the property there is oil storage tank and gated access into the back garden.



Garage measuring internally 15'6" x 9'0" (4.72m x 2.74m) with up and over door.

To the front of the property there is parking for one vehicle, enclosed front garden with picket fence, there are outside lights to the front and rear of the property together with exterior electrical points and an outside tap.

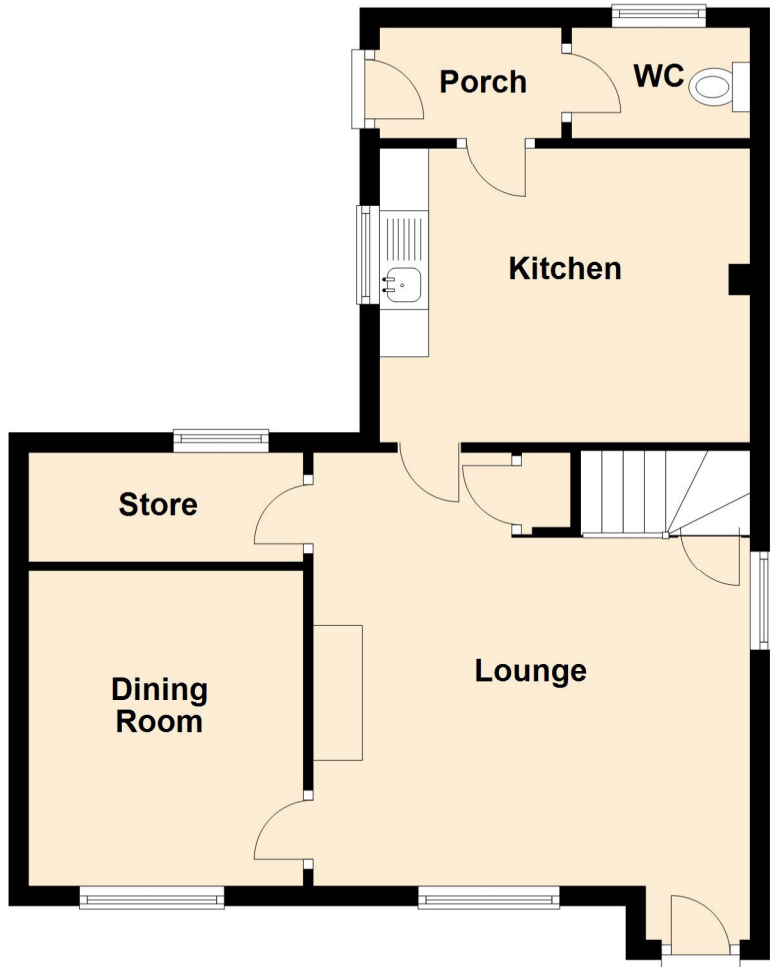
Services: Mains electricity, water and drainage are connected to this property. There is oil-fired central heating. Telephones and extension points are subject to BT transfer regulations.

Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is freehold

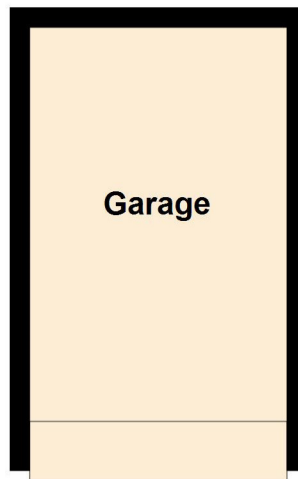
Local Authority: Malvern Hills District Council,
Council House,
Avenue Road,
Malvern.
WR14 3AF Telephone 01684 862413

Council Tax: Band C

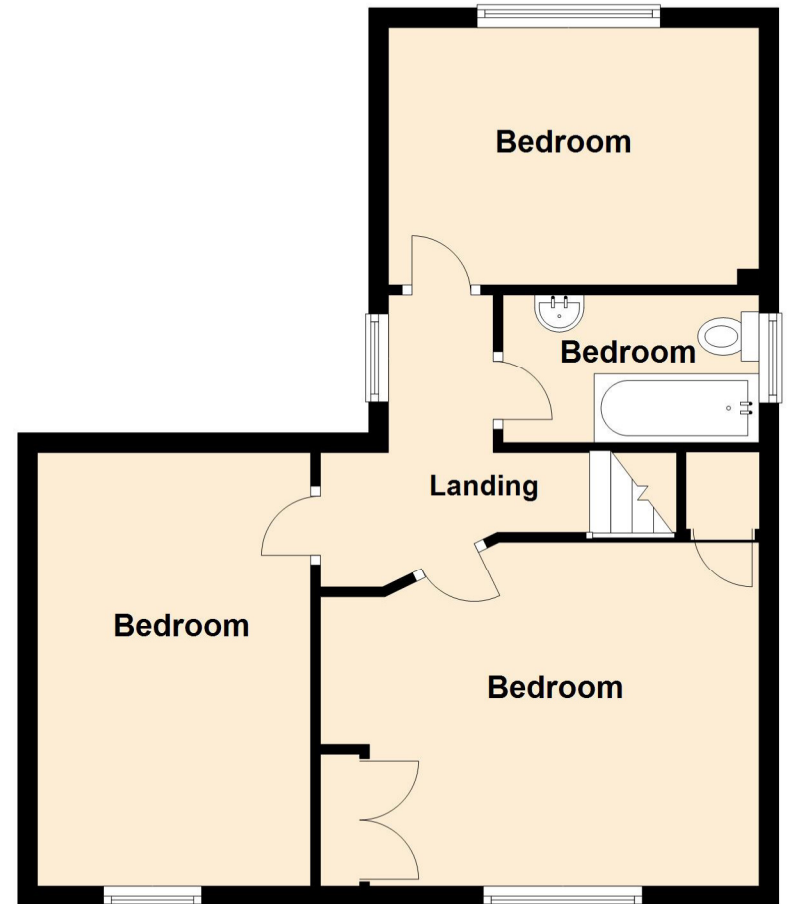


Ground Floor

Approx. 60.6 sq. metres (652.8 sq. feet)



Garage



First Floor

Approx. 48.8 sq. metres (525.1 sq. feet)

Total area: approx. 109.4 sq. metres (1177.8 sq. feet)