



Village Cottage, 2 The Village, Hopton Wafers, Shropshire

G HERBERT
BANKS

EST. 1898

Village Cottage
2 The Village
Hopton Wafers
Kidderminster
Shropshire
DY14 0NA

A most attractive stone and brick listed 18/19th century cottage at the heart of Hopton Wafers opposite St Michaels and All Angels Church.

Within walking distance of the Crown Inn, renowned for its hospitality, restaurant and 11 bedroom accommodation.

The accommodation extends to around 721 sq.ft and briefly comprises:

Entrance/kitchen/breakfast room, sitting room, utility and bathroom at ground level with stairs up to 2 bedrooms with walk in wardrobe.

There is a gravelled parking area at the front and a south facing paved patio, garden and parking for 2 cars at the rear with shared access driveway from off the road.

Situation

The village is well situated on a regular bus route from Birmingham to Kidderminster, Ludlow and Hereford, benefitting from a few small shops, Co-Op supermarket with fuel station, both Primary and Secondary schools with renowned playing fields and sporting activities and business parks at Cleobury Mortimer only 2 miles away.

Further afield are the larger towns of Ludlow (10 miles) and Kidderminster (15 miles) which both enjoy extensive shopping facilities and their own railway stations linking them to Birmingham, Manchester, South Wales and London.

Description

The gravelled parking area leads to the front door with access into:

Oak beamed entrance hall/kitchen breakfast room with open fireplace, wood burning stove and storage for logs, cupboard to side, floor kitchen units and shelving above, sink, cooker and electric storage heater.

Door through to utility area and to bathroom with bath, W.C, wash hand basin and airing cupboard.

Sitting room with oak beamed end wall, electric storage radiator and stairs up to 1st floor landing.

Bedroom 1 with oak beamed wall, walk in wardrobe and electric storage radiator.

Bedroom 2 with oak beamed wall, electric storage radiator and eaves storage area.

Outside

Patio with extensive paving slabs, feature water pump and surround leading to the garden.

The garden is enclosed with boarded fencing and gate to parking.

There is parking for 2 cars.

N.B. There is a grassed area behind the property under a substantial oak tree, suitable for dog exercise but is not included in the property.

GENERAL INFORMATION

Services

Mains electricity, water and drainage. Electric radiators.

Local Authority

Shropshire District Council Tel: 0345 6789000

Viewing by Appointment Only

Via the Agent's Great Witley Office Tel: 01299 896968

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Tenure

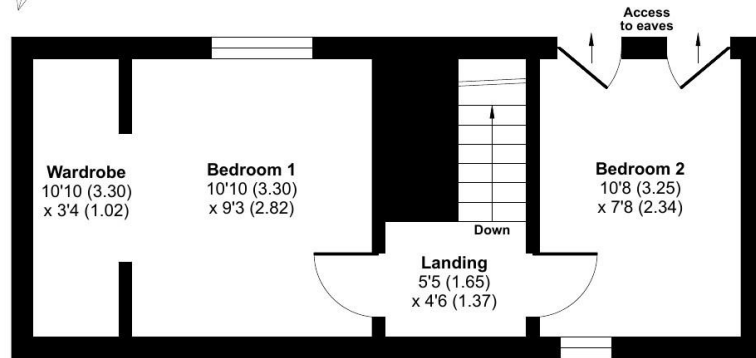
The property is Freehold.

What 3 Words

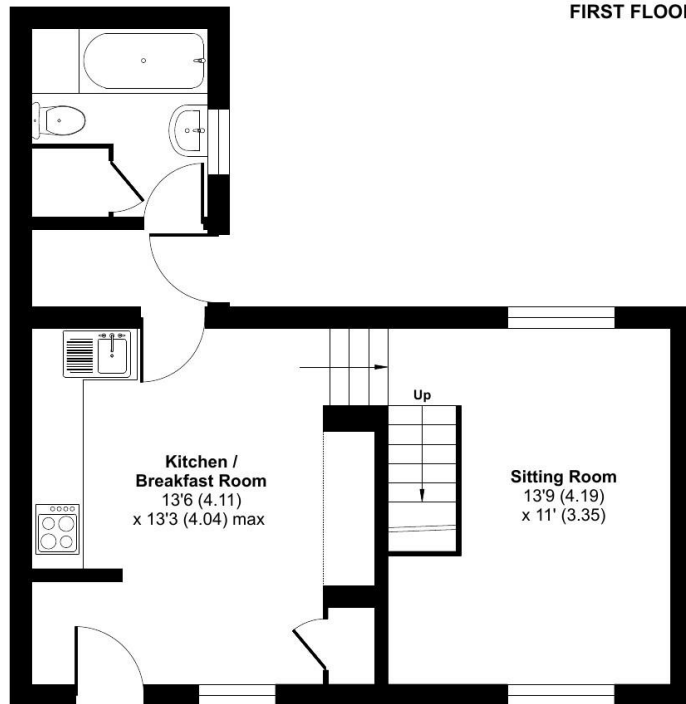
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Approximate Area = 721 sq ft / 67 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



G HERBERT BANKS

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