



16 Redcross Cottages, Chaddesley Corbett, Kidderminster,
Worcestershire DY10 4PP

**G HERBERT
BANKS**

EST. 1898

16 Redcross Cottages, Chaddesley Corbett, Kidderminster, Worcestershire DY10 4PP

A pretty semi-detached cottage close to the ever popular village of Chaddesley Corbett

Approximate Distance in Miles

Kidderminster 4 ½ * Bromsgrove 5 ½ * Droitwich 8 ½
Worcester 15 * Birmingham 15 *

Situation

No.16 Redcross Cottages is situated a short distance west of the historic Worcestershire village of Chaddesley Corbett. Chaddesley provides an extensive range of amenities including the Chaddesley Corbett Endowed Primary School, two public houses, a butcher, doctor's surgery, florist, hairdressers, St. Cassian's Church, tea rooms, garage, and a post office in the Rowberry's Farm Shop.

The town of Kidderminster is a short driving distance away, with an extensive range of facilities including a train station with direct connections to Birmingham, Worcester, and London. Other centres such as Stourbridge, Bromsgrove and the city of Birmingham are very accessible. There is good M5 motorway access via junction 4

Description

This pretty Victorian cottage has two bedrooms, with the living accommodation extending to 806ft². The property is in good order, albeit with slightly dated fittings to the bathroom and kitchen.

The front door opens to a hallway and doors to the two reception rooms, as well as stair to the first floor. The sitting room has a painted beamed

ceiling and a brick fireplace with a log burning stove.

To the rear of the property, in what is a more modern single storey extension, is the kitchen, hallway, bathroom and separate WC.

The property would seem to offer an excellent opportunity for a more substantial rear extension over two floors (subject to planning).

The property has ample off-road parking and a good sized garden.

Tenure

Freehold with vacant possession to be given on completion.

Services

Mains water and electricity are connected to the property. The cottage shares a private drainage system with No.17 next door.

Local Authority

Wyre Forest District Council Tel: 01562 732928.

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.

Viewing

Via the Sole Agent - Tel: 01299 896968.

Rights of Way, Wayleaves & Easements

The selling agent is also not aware of any private or public rights of way or easements affecting the land. The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities.

Money Laundering, Terrorist Financing & Transfer of Funds (Information on the payer) Regulations 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property, you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



77.7m

A448

16 17

Redcross House

18

GP

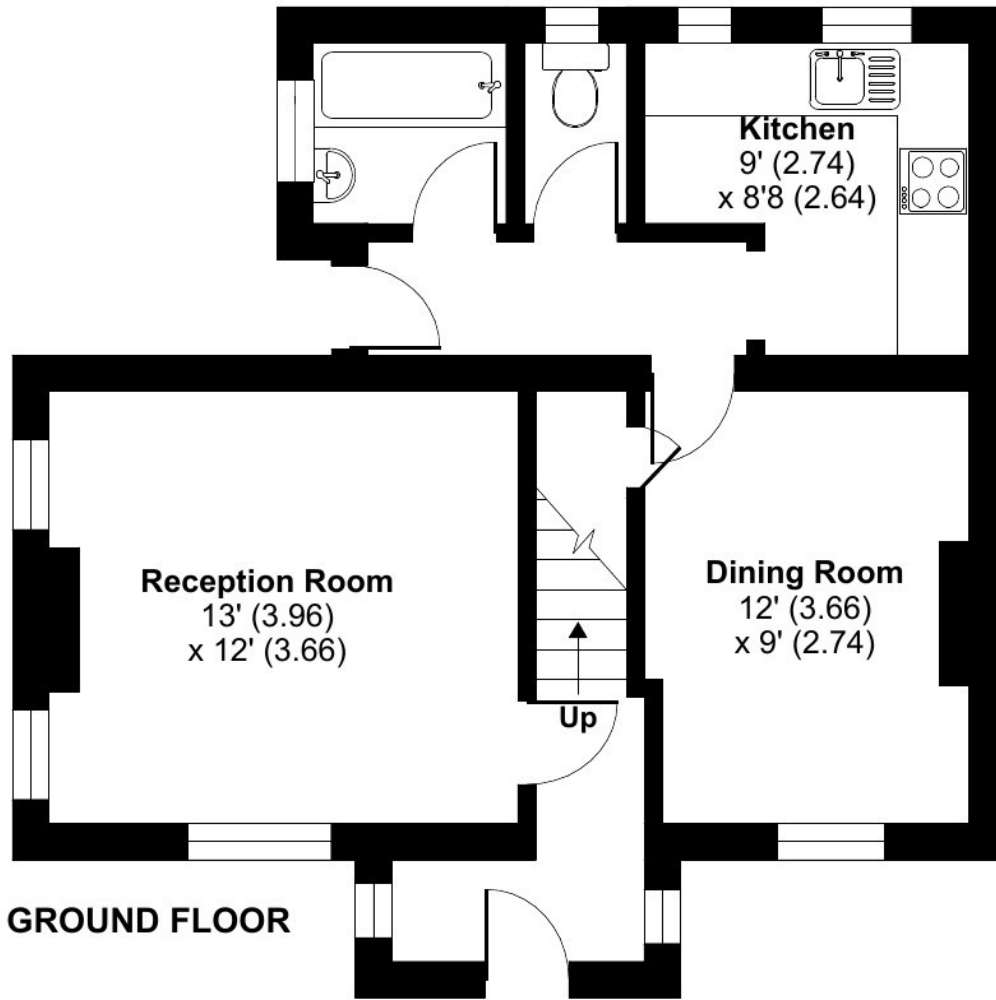
75.9m

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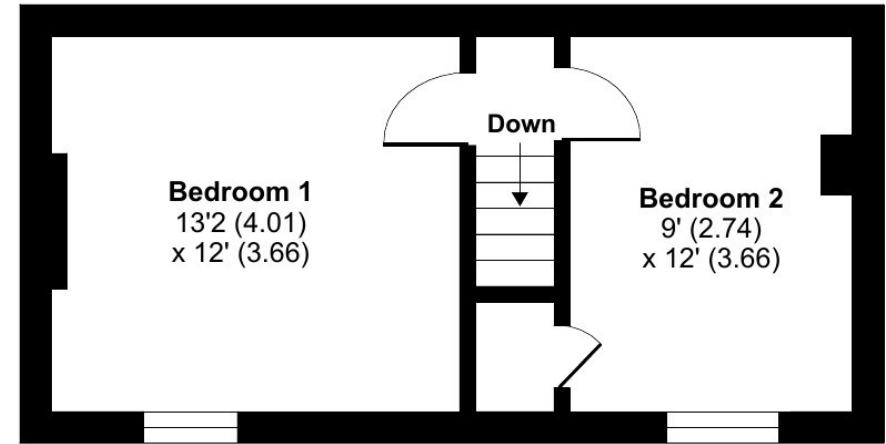
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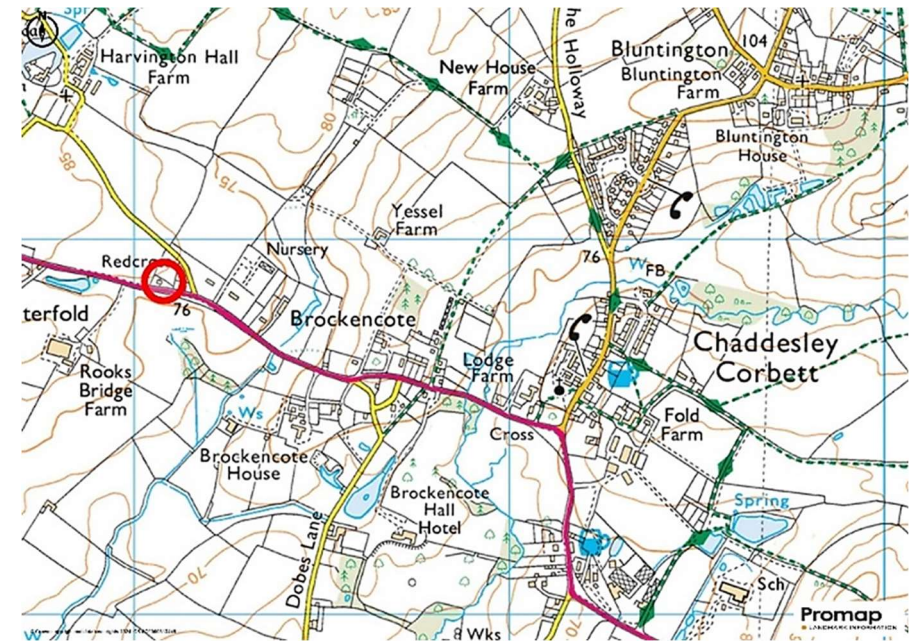




GROUND FLOOR



FIRST FLOOR



**G HERBERT
BANKS**

EST. 1898

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