



Old Police Cottage, Waresley Road, Hartlebury, Worcestershire, DY11 7XT

01562 820880

Offers Invited
£239,950



2 reception
rooms



3 bedrooms



1 Bath/Shower
rooms



Garden

Mileage (all distances approximate)

Kidderminster 5 miles, Stourport 3 miles, Worcester 10 miles, Bromsgrove 10 miles, Birmingham 21 miles

- Attractive Period Cottage
- Family Bathroom
- Kitchen Diner
- Off Road Parking
- Inspection Thoroughly Recommended
- 3 Bedrooms
- 2 Reception Rooms
- Enclosed Garden
- Attractive Location

DIRECTIONS

From Kidderminster Proceed in a Southerly direction onto the A442 Worcester Road in the direction of Worcester, continuing onto the A449 out of Kidderminster. Continue at the traffic lights and after a short distances turn right onto Rectory Lane, signposted Hartlebury. At the White Hart pub turn left onto Quarry Bank and continue onto Waresley Road and at the top of the bank, Old Police Cottage will be found on the left hand side.

LOCATION

The village of Hartlebury is immensely popular and is the most northerly Parish in the district of Wychavon in the County of Worcestershire. It borders Kidderminster and Stourport in the Wyre Forest as well as the villages of Elmley Lovatt and Ombersley to the south. The centre of the village has been designated a conservation area and is home to Hartlebury Castle and also houses the Worcestershire County Museum.

Hartlebury Village has good transport links with a regular bus service, railway station and easy access to the motorway network. Village life thrives with a Post Office, public houses, two churches, general store and two schools as well as the village Hall.

DESCRIPTION

The Old Police Cottage is approached at the front via a pitched tiled roof entrance porch being generously proportioned via a solid wooden entrance door.

The entrance porch has exposed brick walls, wall mounted radiator and dual sash windows to front aspect. There is a small loft hatch providing useful storage, an entrance hall with straight flight staircase to all first floor accommodation and an attractive solid wooden panel door into the ground floor dining room.

The DINING ROOM is situated to the front of the property with a feature exposed brick fire place with access towards the rear of the property into a small rear hallway allowing access to both the kitchen and the main living room.



The LIVING ROOM is beautifully presented and well proportioned with a feature exposed brick fire place with an electric stove, wooden surround and mantle over.



The KITCHEN is situated to the rear of the property with fully tiled flooring, range of granite effect work surfaces with inset one and half ceramic sink unit with single drainer and mixer tap. There are a range of matching base and eye level units with plenty of space and plumbing for washing machine, refrigerator and freezer. The kitchen houses a wall mounted 'Ideal' gas central heating boiler, plenty of space for a dining table and chairs, glazed windows and double glazed sliding patio doors to the rear overlooking the attractive and enclosed rear gardens. There is a useful under stairs storage cupboard.



The first floor has an initial landing with stepped access to all THREE BEDROOMS and family bathroom.

The landing is particularly light with a double glazed sash window to the side with attractive rural views.

There are two double bedrooms to the front each well proportioned whilst the third bedroom is situated to the rear, access from the landing with two steps down and a double glazed window to the rear of the property with attractive northerly countryside views.



The FAMILY BATHROOM is particularly spacious with a well presented modern white suite comprising a tiled fitted bath with pedestal wash hand basin, low level close coupled WC and a generous corner shower unit with raised non-slip tray being fully tiled with wall mounted shower unit and glazed sliding doors. The bathroom has wall mounted radiator with glazed windows to the rear overlooking the enclosed gardens with further views beyond.



OUTSIDE

To the front of the property there are low maintenance gravelled beds with shrub borders.

The low maintenance rear gardens are fully enclosed via brick wall and wooden panel fencing with gravelled pathway leading to a timber gated side access. There is a raised brick seating terrace with attractive shaped shrub and herbaceous borders and further raised flower beds. There is an ornamental garden pond, small rockery and the rear garden enjoys a good degree of privacy with external water supply and external courtesy lighting.



The gated side access leads to the Worcester Road where off road parking can be found for Old Police Cottage.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

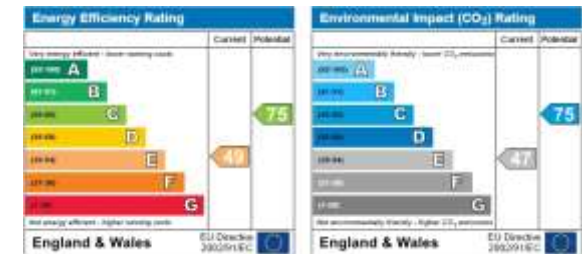
TENURE

Freehold with Vacant Possession upon Completion.



Total area: approx. 95.1 sq. metres (1024.0 sq. feet)
Old Police Cottage, Hartlebury

Energy Performance Ratings



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/Financial Advice.** We are able to recommend a completely independent financial advisor, who is authorized and regulated by the FSA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01562 820 880

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
Email kidderminster@hallsgb.com

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings Ltd, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR. Registered in England 06597073.

HA95 Ravensworth 01670 713330

