



Old Hills



# Old Hills

Worcester

Offers in Region of £600,000

A unique opportunity to acquire a detached dwelling within the desirable area of Old Hills just outside of Callow End. The overall size of the plot measures circa 1/3 of an acre with large driveway and gardens. The property which has been refurbished offers potential subject to the correct permissions to develop the property further. The property comprises of porch, hallway, open plan sitting room/family room/dining room/kitchen, four bedrooms and a family bathroom as well as a dressing room/potential ensuite. A viewing is highly recommend to appreciated the properties position as well as accommodation. Viewing by appointment only.

## We've Noticed

- **Detached bungalow**
- **Four bedrooms**
- **1/3 acre**
- **LPG heating**
- **Viewing advised**



### Entrance

Through entrance door into large porch with door into hallway. Hallway with radiator, loft access, doors into sitting room, family bathroom, bedrooms and dressing room.

### Sitting Room

An opening plan living space with front aspect double glazed window, radiator, multi-fuel burner. The room opens out to the dining area and kitchen with space for dining table, rear aspect double glazed window and double doors opening to the rear garden.

### Kitchen

With matching wall and base units with work surfaces over, one and a half sink and drainer with mixer tap over, space and plumbing for dishwasher and washing machine, built-in oven, grill and hob and cooker hood over, integrated fridge/freezer, consumer unit, front and side aspect double glazed window and side door leading out to car port.

### Bathroom

With bathtub, WC, large walk-in shower with rainfall shower, heated towel rail, pedestal wash hand basin with mixer tap over, light tube, extractor fan, cupboard housing combination boilers and further airing cupboard.

### Bedroom 1

With front aspect double glazed, radiator and door into (dressing room/potential ensuite).

### Dressing Room/Potential Ensuite

With side aspect double glazed window, plumbing for ensuite if required.

### Bedroom 2

With rear aspect double glazed window and radiator.

### Bedroom 3

With rear aspect double glazed window and radiator.

### Bedroom 4

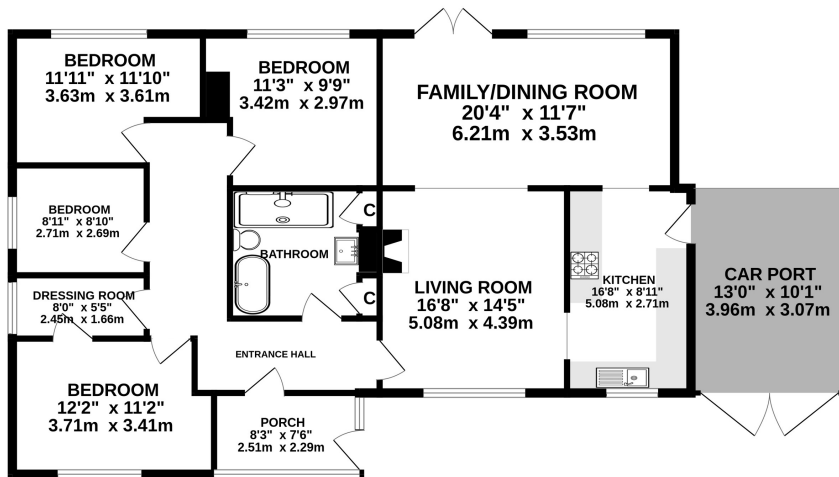
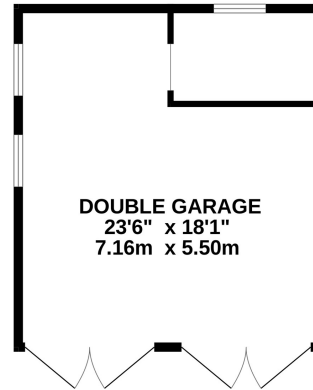
With side aspect double glazed window and radiator.

### Outside

The front of the property is approached via a graveled driveway providing ample parking, double gates leading to car port and pathway to entrance porch with an array of mature trees and shrubs. The side and rear gardens laid mostly to lawn with double garage patio and pathway leading to home office/summer house with power and water.



GROUND FLOOR  
1335 sq.ft. (124.0 sq.m.) approx.



TOTAL FLOOR AREA: 1335sq.ft. (124.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 operability or efficiency can be given.  
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