



Sinton Green



Sinton Green Worcester

£650,000

Situated within the village of Sinton Green near Hallow is this charming five bedrooms semi-detached cottage. Boasting a countryside location while also providing good access to Worcester city centre, the home comprises of; living room, snug, dining room, kitchen, utility and a ground floor bathroom. The home also benefits from a usable converted cellar room currently used as a play room. To the first floor are five bedrooms with an ensuite to bedroom one. Outside is a driveway providing ample parking as well as a pleasant rear garden. The property must be viewed to appreciate the generous and well presented accommodation on offer.

We've Noticed

- **Desirable village location**
- **Five bedrooms**
- **Well presented home with generous accommodation**
- **Living room, snug, dining room, kitchen, utility**
- **Ground floor family bathroom with ensuite to bedroom one**
- **Usable cellar room**



Entrance

Through front entrance door into hall with doors into living room, snug/dining room, ground floor bathroom and converted cellar.

Living Room

With exposed wooden flooring, window, wood burner and radiator.

Snug

With wood burner and radiator leading through to dining area.

Dining Area

With space for dining table, radiator, rear aspect double glazed windows, doors overlooking the rear garden, stairs to first floor and door into kitchen.

Kitchen

With matching wall and base units with work surfaces over, double glazed windows, sink and drainer with mixer tap over, space for range style cooker, washing machine and dishwasher, radiator and opening into utility.

Utility

With space for free standing fridge/freezer, further appliance, wash hand basin and double glazed window.

Ground Floor Bathroom

With side aspect double glazed window, WC, wash hand basin, P shaped bath with shower screen and shower over.

Playroom/Cellar

A usable cellar space used as a playroom with radiator and window.

First Floor Landing

Two staircases with doors into bedrooms.

Bedroom 1

With radiator, front aspect double glazed window, built-in wardrobes and door into ensuite

Ensuite

With WC, wash hand basin and shower.

Bedroom 2

With radiator and doors to each landing.

Bedroom 3

With side aspect double glazed window and radiator.

Bedroom 4

With side aspect double glazed window and radiator.

Bedroom 5

With side aspect double glazed window and radiator.

Outside

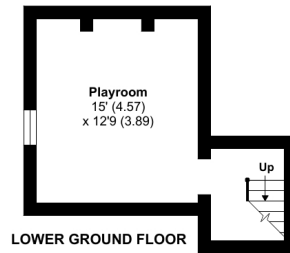
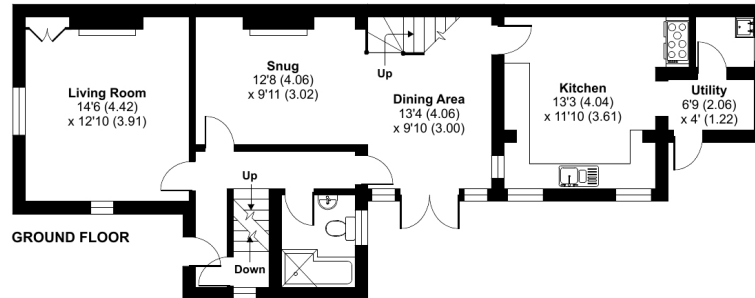
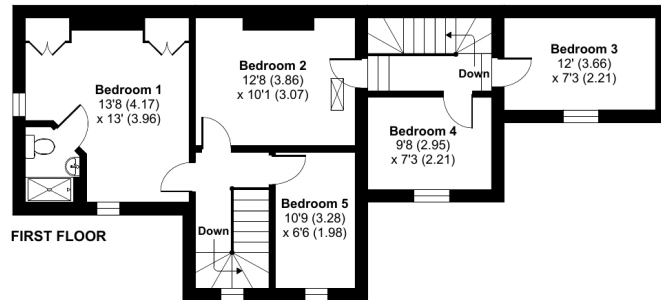
The front of the property is approached via a block paved driveway providing ample parking with stairs leading up and through foregarden to entrance door. The rear garden is of a good size laid mostly to lawn with paved areas with fenced and hedged boundaries.



Primrose Cottage, Sinton Green, Hallow, Worcester, WR2

Approximate Area = 1814 sq ft / 168.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hills Estate Agents. REF: 1116430

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	51
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

www.hillsestateagents.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

