

WALTON & HIPKISS

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Sales, Lettings & Commercial

For sale by Private Treaty

Damson Cottage

Churchill Lane, Churchill, DY10 3LY



Offers Based On: £292,500

A truly delightful converted barn conversion situated in an idyllic location with easy access to both Hagley and Blakedown Villages both of which have rail and bus services, leisure facilities, public houses, Churches and Hagley in particular offers a variety of shops.

Damson Cottage offers the following accommodation : Reception Hall, Fitted Cloakroom, Dual aspect Sitting Room, Kitchen with defined area for table and chairs. Landing, Master Bedroom with Dressing Area and En-Suite and Second Bedroom with Bathroom. Outside: Communal Gardens, Garage, Drying Area, Bin Store and Shed. Visitor parking. Viewing Highly recommended. EPC = D.

www.waltonandhipkiss.co.uk



Churchill is situated between Hagley and Blakedown. Both villages have bus and railway services, leisure facilities, churches and schools of good repute. Hagley in particular has a variety of shops, restaurants, bank and hairdressers.

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A canopied front entrance door leads into:-

HALL:

Double glazed window with antique style fittings to the front, two ceiling light points, radiator, telephone point, under stairs storage cupboard with light point, stairs off to the first floor accommodation, doors off into:-

SITTING ROOM: 16'8" x 12'7"

Dual aspect double glazed windows with antique style fittings, beamed ceiling, exposed timbers to one wall, half exposed brick chimney breast with reclaimed oak mantle, quarry tiled hearth and gas fire, ceiling light point, four wall light points, radiator, TV aerial point and telephone point.

FITTED CLOAKROOM:

Obscure double glazed window to the rear, low flush WC, vanity wash hand basin, part tiled, ceiling light point, high level cupboard.

KITCHEN: 16'1" x 7'6"

Dual aspect double glazed windows with antique style fittings, beams to ceiling, radiator, range of wall and base units with oak effect doors, light pelmets and coving, one display cabinet with leaded glazed doors, work surfaces, inset 1½ bowl sink with mixer taps, space for fridge freezer, cooker, washing machine and dishwasher, space for table and chairs, water meter, central heating boiler.

ON THE FIRST FLOOR:

LANDING:

Feature exposed timbers, window to front elevation, ceiling light point, doors off to:-

BEDROOM 1: 12'10" x 10'6"

Double glazed window to front with antique style fittings, radiator, ceiling light point, two wall light points, high level feature partly exposed roof beam, door to over stairs cupboard.

DRESSING AREA:

Obscure double glazed window, ceiling light point, fitted wardrobes and dressing table area.

EN-SUITE BATHROOM: 10'5" x 6'3" max

Obscure double glazed window, ceiling light point, Heritage suite comprising of low flush WC, pedestal wash hand basin, separate shower cubicle, jacuzzi bath, being tiled, shaver socket, radiator.

BEDROOM 2: 11'6" x 9'10" to front of wardrobes.

Double glazed window to the front with antique fittings, radiator, telephone point, ceiling light point, access to roof void, exposed timbers to two walls, range of fitted wardrobe fittings, door off to:-

EN-SUITE BATHROOM: 9'5" x 5'5"

Obscure UPVC double glazed to rear with antique style fittings, radiator, ceiling light point, panelled bath, pedestal wash hand basin, low level WC, tiled, feature exposed beams, built in double cupboard housing immersion heater and slatted shelving.





OUTSIDE:

Well maintained communal gardens with allocated drying area with rotary dryers, allocated bin store area and individual garden store, car park to the front of the development with visitor parking and one allocated parking space, two outside water taps to the front and rear.

SINGLE GARAGE:

Located in the block to the rear of the development. Having up and over door, light and power.

TENURE:

The property is Freehold.

LOCAL AUTHORITY: Wyre Forest

AGENTS NOTES:

The owners have an 1/8th share in the Management Company. There is a Ground Maintenance Charge of £30 per calendar month plus £32 per month payable for gardening. There is no Ground Rent payable with this property. We understand that there are restrictions, these being no dogs are to be kept by residents or children under the age of 13 allowed to permanently reside on the development and no caravans and commercial vehicles.

FIXTURES & FITTINGS:

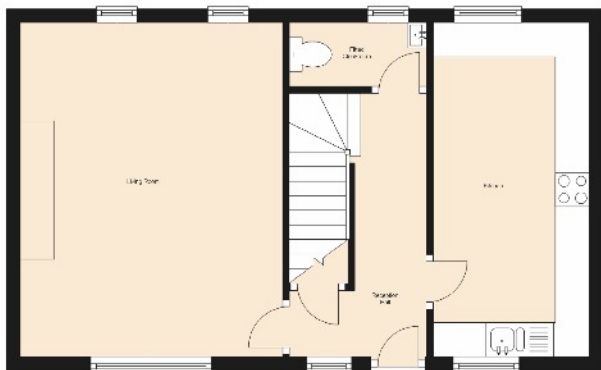
All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property.

IMPORTANT NOTICE:

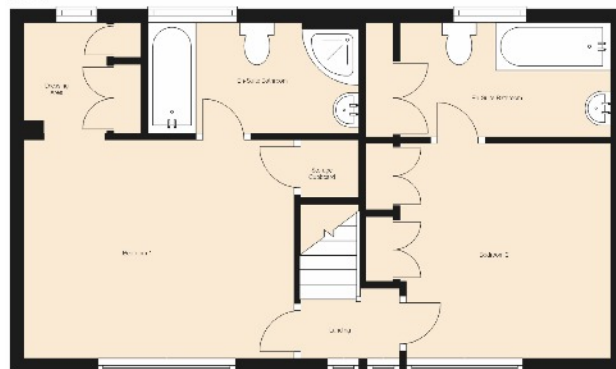
These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances.

Therefore prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.

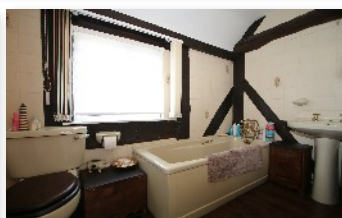
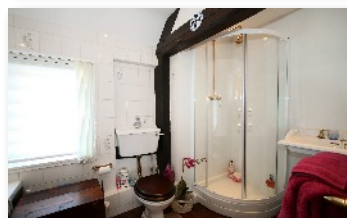




Ground Floor



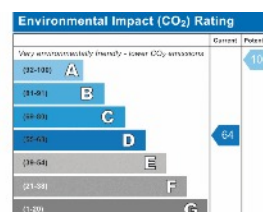
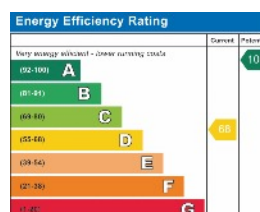
First Floor



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The EPC is available to download from the online details, related to this property at www.waltonandhipkiss.co.uk