

FOR  
SALE



22 Buryfields Estate, Cradley WR13 5NG

£285,000 - Freehold

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## PROPERTY SUMMARY

Located in the popular village of Cradley just a few minutes motoring distance from Malvern, and well placed for access to a range of amenities. This semi-detached property offers spacious 3-bedroom accommodation ideal for family occupation. Requiring some finishing work, there is scope for extension if required, a recently fitted kitchen, double-glazing, enclosed garden, garage and ample parking. Viewing highly recommended.

## POINTS OF INTEREST

- *Traditional semi-detached house*
- *Sitting room with woodburning stove*
- *Spacious kitchen/dining room*
- *Popular village location*
- *Easy reach of Malvern, Worcester and Hereford*
- *Scope for extension (subject to planning)*
- *Enclosed rear garden*
- *Garage and ample parking*



## ROOM DESCRIPTIONS

### Entrance hall

UPVC double glazed door to front, window, tiled floor, radiator with decorative cover, heating thermostat control.

### Sitting room

Carpet, window to front, radiator, coved cornices, fireplace with wood burning stove, tiled surround and tiled hearth.

### Kitchen

Fitted with ample base and wall units, worksurfaces, space and plumbing for dishwasher, sink unit, Leisure range cooker with extractor over, 2 windows to rear, tiled floor, door to garage, useful pantry with shelving.

### Utility area

Space with plumbing for washing machine, space for tumble dryer, window to rear, base units and shelving providing ample storage.

### Landing

Window, airing cupboard, carpet, radiator and loft access.

### Bedroom 1

Window, carpet, ceiling light with dimmer switch, fitted wardrobes with mirrored doors, radiator, telephone point.

### Bedroom 2

Window to rear, ceiling light with dimmer switch, useful built in storage, carpet, radiator.

### Bedroom 3

Window to front, carpet, radiator, built-in storage, window to side.

### Bathroom

Fully tiled having bath with shower over, WC, vanity wash basin, heated towel rail, laminate floor, opaque window, extractor fan.

### Outside

To the front of the property is there is a part paved and gravelled driveway providing parking for several vehicles and access to the garage with double wooden access doors, light, power and door to the rear garden. Useful log storage area.

There is gated side access to the rear garden.

The rear garden includes a patio area immediately adjoining the house. Block retaining walls and steps lead up to the lawn with flower borders.. There are 3 useful garden sheds/workshops and the garden is enclosed by live hedging and fencing.

### Agents note

The property has oil -fired central heating which is not currently operative. There is an oil storage tank which is in need of updating and relocating.

### Services

Mains electricity, water and drainage are connected.

### Outgoings

Council tax band B.

Water and drainage rates are payable.

### Money laundering regulations

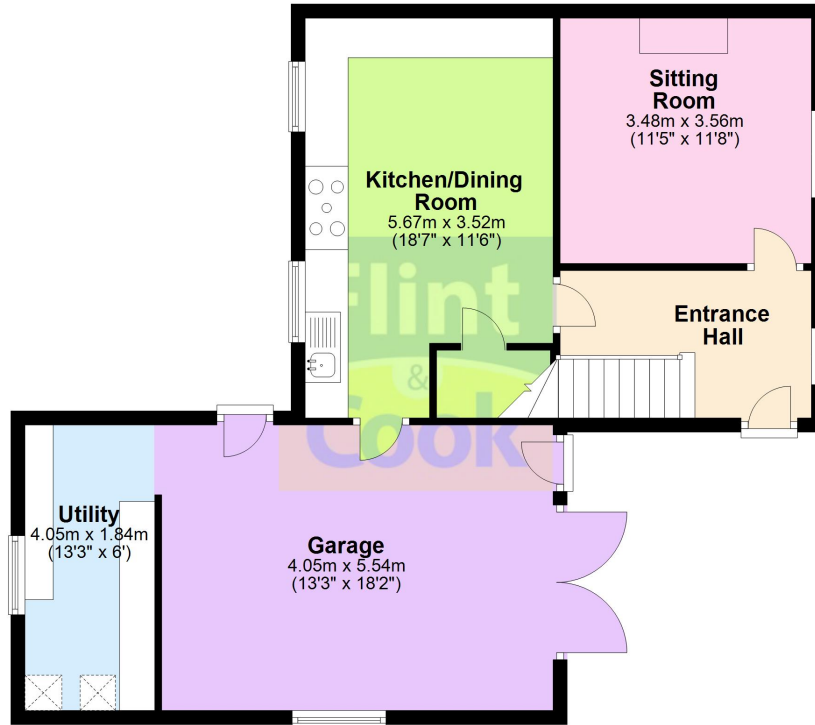
Applicants will be asked to provide identification and proof of funds at the time of making an offer.

### Directions

What3words: seeing.bless.glorious

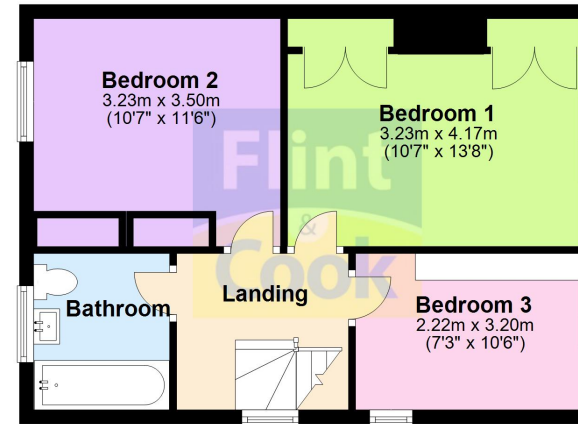
### Ground Floor

Approx. 71.3 sq. metres (767.8 sq. feet)



### First Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



Total area: approx. 114.4 sq. metres (1231.7 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			73
			48

73

48