



Old Road South



Old Road South

Worcester

Offers in Region of £550,000

This generously proportioned and spacious village property must be viewed! The dwelling is a beautifully appointed four bed semi-detached cottage on the fringes of the popular village of Kempsey. The property offers an abundance of outside space with large rear, side and front gardens wrapping around 270° of the property. Positioned in a beautiful rural setting the accommodation comprises of entrance hall, study, WC, kitchen/diner and two receptions rooms. To the first floor are four bedrooms with ensuite to bedroom one and a family bathroom. The property benefits from the village location and sought after schools but still provides good access to both the city centre and motorway. Viewing is highly recommended.

We've Noticed

- **Semi-detached home**
- **Four bedrooms**
- **Popular village location of Kempsey**
- **WC, ensuite and family bathroom**
- **Large detached garage**
- **Good sized gardens**



Entrance

Through front entrance door into hallway with double glazed window and doors into storage cupboard, study, WC, reception room and kitchen.

Reception Room

The reception room is situated at the front of the property with double glazed window, brick hearth and fireplace surround.

Study

With double glazed window and door into under stairs storage cupboard.

WC

With front aspect double glazed window, WC, wash hand basin, and storage cupboard with space and plumbing for washing machine and dryer.

Kitchen/Dining Room

With matching wall and base units with work surfaces over, sink and drainer, integrated dishwasher, built-in oven, grill as well as gas hob. Double glazed windows, barn style door leading outside, tiled flooring and space for dining table. Opening into living room.

Living Room

With double glazed windows and doors opening and overlooking the garden, brick fireplace and log burner.

First Floor Landing

With doors into family bathroom, cupboard, bedrooms, one, two, three and four.

Bedroom 1

With rear aspect double glazed window, storage cupboard and door into ensuite shower room.

Ensuite

With double glazed window, heated towel rail, WC, wash hand basin and shower cubicle.

Family Bathroom

With double glazed window, WC, wash hand basin and bath with shower over.

Bedroom 2

With rear aspect double glazed window.

Bedroom 3

With front aspect double glazed window.

Bedroom 4

With front aspect double glazed window.

Outside

The property is approached via a graveled driveway leading to entrance door and detached garage.

There is a large garden mostly laid to lawn with patio area with fenced and hedged boundaries.

Additional rear garden space not outlined on original land registry title purchase from adjoined property.



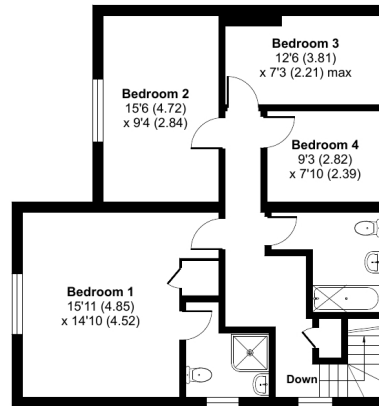
Old Road South, Kempsey, Worcester, WR5

Approximate Area = 1834 sq ft / 170.3 sq m

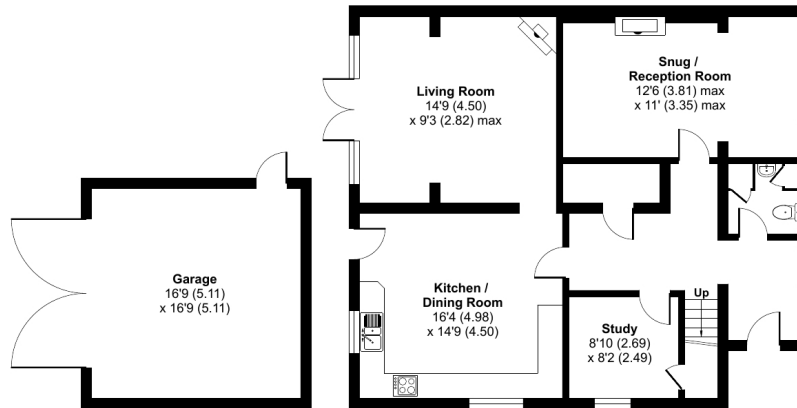
Garage = 283 sq ft / 26.2 sq m

Total = 2117 sq ft / 196.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hills Estate Agents. REF: 1094979

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

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