

FOR  
SALE



14 Acreage, Whitbourne, Worcester, Herefordshire WR6 5SA

£240,000 - Freehold

37, High Street, Bromyard, HR7 4AE 01885 488166 [bromyard@flintandcook.co.uk](mailto:bromyard@flintandcook.co.uk)



## PROPERTY SUMMARY

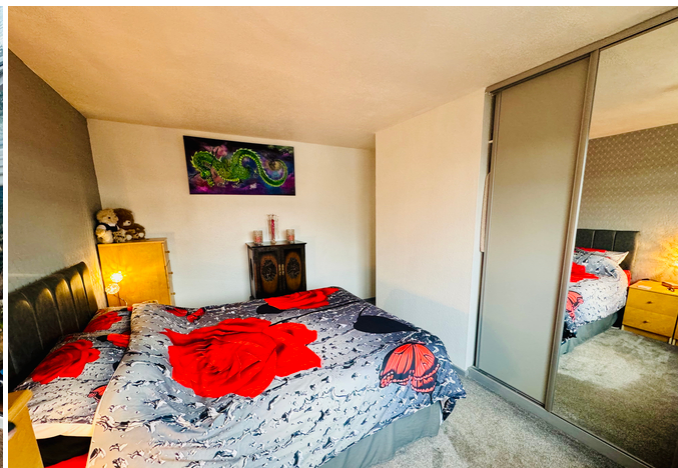
This spacious 3 double bedroom semi-detached house is situated in a popular village location on the Herefordshire/Worcestershire border, five miles from Bromyard with easy access to Worcester/ M5 (10 miles). The property occupies an excellent corner position and stands in good sized gardens.

Village amenities close by include a local shop, village hall, public house, church, bus service/school bus service and doctors surgery.

The property has pebble dash elevations under a tiled roof and offers well proportioned accommodation. This property has the benefit of LPG heating, double glazing, off road parking, garage and modern kitchen. An internal inspection is highly recommended.

## POINTS OF INTEREST

- *Spacious semi-detached house*
- *3 bedrooms*
- *Spacious wrap around garden*
- *Popular rural location*
- *Conservatory*
- *Garage & off road parking*
- *No onwards chain*



## ROOM DESCRIPTIONS

### Spacious Entrance Porch

Accessed through a uPVC door it has tiled floor, radiator, double glazed windows to side and front aspect, loft roof hatch, ceiling light point and archway to the

### Inner Hall

With fitted carpet, feature wall mural, radiator, small hatch providing access to pipework, telephone point, stairs leading up, ceiling light point and doors leading to

### Ground Floor Cloakroom

With tiled floor, low flush WC, wash hand basin with H&C tap over and extractor.

### Kitchen/Dining Room

With a sliding door, wood effect flooring, matching soft close wall and base units in grey gloss, ample work surfaces, tiled splash back, stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, integrated eye level double oven and plate warmer, 5 ring LPG gas hob with extractor over, double glazed window to front aspect, radiator and space for an upright fridge/freezer.

### Lounge

With wood effect flooring, radiator, ceiling light point, recessed archway, TV aerial point, double glazed sliding patio doors leading to a large conservatory and door to inner cloakroom with double glazed door into the Conservatory.

### Conservatory

Recently installed, wood effect flooring, double glazed windows with lovely outlook to the rear garden, double glazed roof and double glazed French doors leading out to rear garden.

### First Floor Landing

With fitted carpet, smoke alarm, access hatch to the part boarded and insulated loft space, ceiling light point, double glazed window to side aspect, useful storage cupboard with wooden shelving, doors to

### Bedroom 1

With fitted carpet, radiator, built in mirror fronted wardrobe with hanging rail and shelving, double glazed window to the front aspect, and a ceiling light point.

### Bedroom 2

With fitted carpet, radiator, ceiling light point and a double glazed window to rear over looking the garden and neighbouring fields.

### Bedroom 3

With wood effect flooring, double glazed window to rear aspect, radiator and a ceiling light point.

### Bathroom

With wood effect flooring, a white suite comprising low flush WC, wash hand basin with H&C tap over, fully tiled shower cubicle with glazed door and electric shower fitment, opaque double glazed window to front aspect.

### Outside

The front of the property is approached via a spacious paved parking area, offering off road parking, with the added convenience of additional parking in the adjacent car park.

As you approach the home, you are welcomed by a charming patio area, partially enclosed by a brick wall. A paved pathway leads down the side of the house, providing access to the rear and side garden through a secure metal gate.

The rear garden features a further patio area with wooden pergola, offering the perfect space for alfresco dining. A door from this space conveniently leads into the garage. Two steps take you to the main lawned garden, enclosed by wooden fencing and hedging, with a brick lined border.

The side garden accessed via two steps leading from the patio, is also laid to lawn, offering an additional private green space enclosed by hedges and housing the LPG gas tank.

The garage is easily accessible from an up and over front door, leading through to a single wooden door at the rear, it also benefits from lighting, power points and useful garden tap.

### Services

Mains water, electricity, drainage are connected. LPG gas-fired central heating.

### Outgoings

Council tax band A - £1,524.59 payable for 2024/2025

Water and drainage rates are payable.

### Directions

From Bromyard take the A44 heading towards Worcester after approximately 5 miles take the left hand turning to Whitbourne. Follow the road past the Live and Let Live Inn and take the left hand turn at the village hall. Follow the road ahead and take the second left and turn into the Acreage. Continue through the Acreage and follow the road around to the right. The property is located at the end of the road on your left.

### Viewings

Strictly by appointment through the Agent, Flint & Cook, Bromyard (01885) 488166

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Agent's Note

Please note this property is of non standard construction.

### Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



**14 Acreage, Whitbourne, Worcester**

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>48</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive 2002/91/EC

