



5 Ashdene Close, Hartlebury, Worcestershire, DY11 7TN

This delightful detached family home is situated within the corner of this cul-de-sac in this highly desirable Village location known as Hartlebury. The prime position boasts a quiet location yet enjoys easy access to the local amenities including the main road networks leading to Worcester, Bromsgrove and Kidderminster, along with Hartlebury Train Station, plus a local convenience store and highly acclaimed Hartlebury Primary School. Having been under the same ownership since for approx. 45 years the property has been well maintained and improved upon and briefly comprises a living room, dining room, kitchen and cloakroom to the ground floor, three bedrooms and bathroom to the first floor. Benefitting further from double glazing, gas central heating, rear garden, off road parking plus garage. Contact us today to book your viewing.

EPC band D.
Council Tax Band D.

Offers Around £349,950

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Entance Door

Opening to the hall.

Hall

With stairs to the first floor landing, radiator, double glazed window to the side and doors to the cloakroom, living room and kitchen.

Cloakroom

Having a double glazed window to the front, wash basin and w/c.

Living Room

14'1" x 11'1" (4.30m x 3.40m)



Having a double glazed bow window to the front, feature electric fire with surround, radiator, coving to the ceiling and archway to the dining room.



Dining Room

11'1" x 9'6" (3.40m x 2.90m)



With double glazed French doors opening to the rear garden, radiator, coving to the ceiling and door to the kitchen.

Kitchen

11'1" x 7'2" (3.40m x 2.20m)



Having been fitted with a range of wall and base units with complementary worksurface over, one and a half bowl sink unit with mixer tap, built in double oven and hob with extractor fan over, built in microwave, tiled splash backs, integrated slim-line dishwasher, integrated fridge, plumbing for washing machine, under unit lighting, double glazed window to the rear, door to the side and understairs storage cupboard.



Bedroom Two

10'9" x 10'5" (3.30m x 3.20m)



First Floor Landing

With doors to all bedrooms and bathroom, loft hatch, airing cupboard housing 'Combi' boiler and double glazed window to the side.

Bedroom One

12'1" x 10'5" (3.70m x 3.20m)



Having a double glazed window to the front, radiator and built in wardrobe.

Having a double glazed window to the rear, radiator and built in wardrobe.

Rear Outlook



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Bedroom Three

8'10" x 6'2" (2.70m x 1.90m)



Having a double glazed window to the front and radiator.

Bathroom



Fitted with a white suite comprising a bath with shower over, pedestal wash basin, w/c, part tiled walls and double glazed window to the side.

Outside



Garage

Having an up and over door to the front and rear pedestrian door.

Rear Garden



Rear Elevation



Council Tax

Wychavon - Band D.

Services

The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

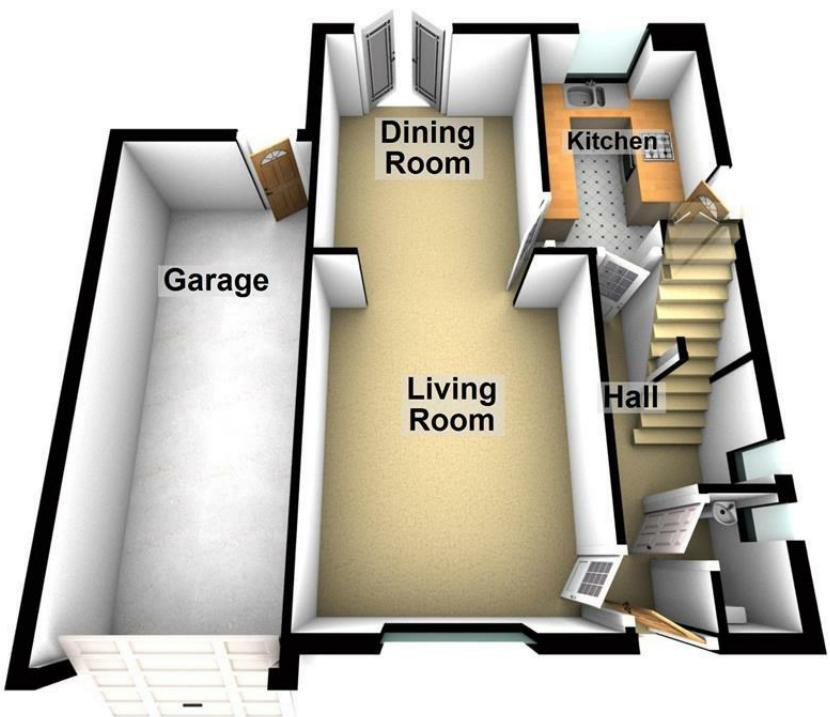
Disclaimer

MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTIONS ACT

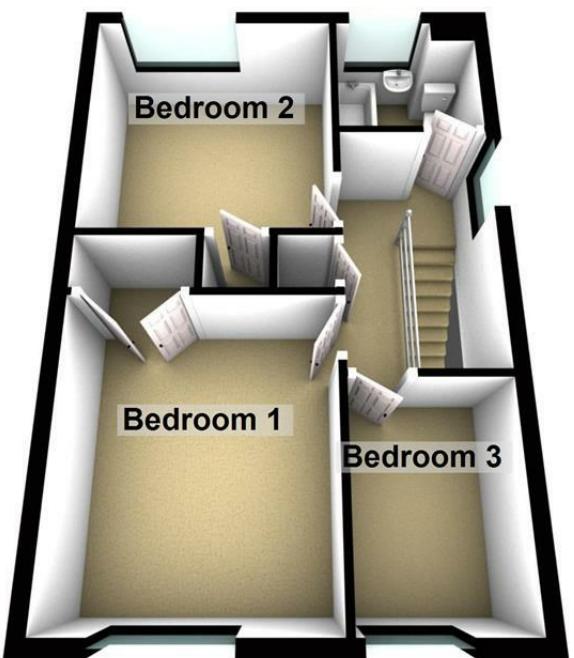
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RF-280623-V1.0

Ground Floor



First Floor



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