



**Allan Morris**  
estate agents

St. James Close, Littleworth,  
Worcester.



**Hazeldene, 22 St. James Close, Littleworth, Worcester. WR5 2QF**

**Features**

- Charming Detached Cottage
- 3 Bedrooms
- Requiring modernisation and offering huge potential for extension (subject to Planning)
- Generous sized gardens
- Quiet village location
- NO ONWARD CHAIN

A fantastic opportunity to acquire a three bedroom detached Cottage requiring modernisation and enjoying a most generous plot and offering huge potential for extension (subject to Planning Permission), situated along a quiet no through lane within the popular village of Littleworth.

Accommodation briefly comprises: Utility Room, Inner Hall, Kitchen, Living Room and downstairs Bathroom. On the first floor: Three Bedrooms.

Outside: Driveway, detached Garage, generous gardens to front and rear and useful period outbuilding.

**LOCATION:**

The property is located in the popular village of Littleworth, benefiting from Primary School, Village Hall with playing fields and children's play area and Public House. Littleworth is located only 5 minutes drive from the City of Worcester with a wider range of amenities, and also within easy reach are motorway links via Junction 7 of the M5 and the Worcestershire Parkway Railway Station, giving direct access to London.







### Directions:

From Worcester City centre proceed out along the A38 Bath Road, over the first traffic island and bear left at the 2nd island signposted M5. At the next island, turn right signposted Norton. Continue along turning left at the next island signposted Littleworth. Continue straight on under the motorway bridge, turning right at The Retreat Public House. Continue along into Littleworth, where St James Close can be found on the left hand side, just after the school and Hazeldene can be found on the right hand side, as indicated by our For Sale board.

WAM 6888

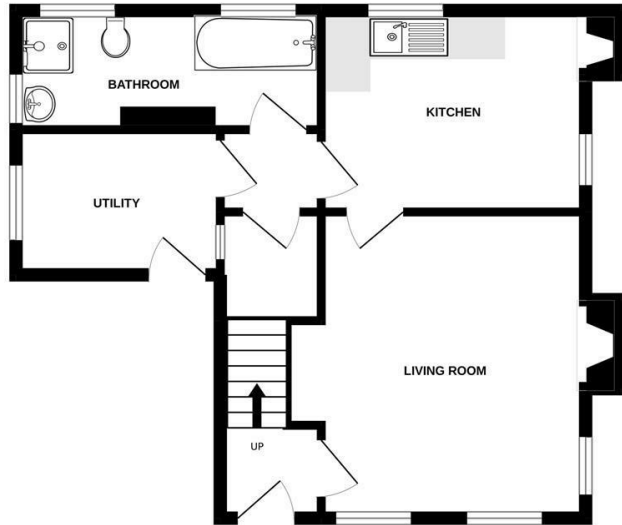
### Useful Information:

Tenure: Freehold

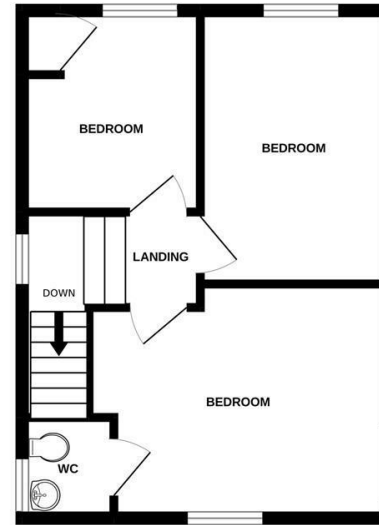
EPC Rating: F

Council Tax Band: D

GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

## Floorplan Measurements:

### LIVING ROOM:

13'4" x 13'2" maximum 11'7" minimum

### KITCHEN:

11'7" x 8'11"

### BATHROOM:

13'4" x 5'2"

### BEDROOM 1:

13'2" maximum x 9'11"

### BEDROOM 2:

12'3" x 7'11"

### BEDROOM 3:

8'11" x 8'0"

### UTILITY ROOM:

7'11" x 6'4"

## General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

## Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ