

Allan Morris

estate agents



Church Lane, Whittington, Worcester

A most rare and fabulous opportunity to acquire a spacious Grade II Listed three bedroom attached character property, situated in the popular village of Whittington.



£325,000 NO ONWARD CHAIN

Allan Morris Worcestershire Limited. Registered in England and Wales. Company Number 7151279
Registered Office: Sidbury House, 32 Sidbury, Worcester, WR1 2HZ

01905 612266

allan-morris.co.uk
[worcesterc@allan-morris.co.uk](mailto:worcester@allan-morris.co.uk)



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The Mews House, Church Lane, Whittington, Worcester, WR5 2RQ

All measurements are approximate. Accommodation in more detail comprises:

The property is entered via part obscure glazed wooden door, providing access into:

RECEPTION HALL

With ceiling and wall light points, door to useful under stairs cupboard housing the wall mounted gas central heating boiler, stairs rising to first floor and door to:

SITTING ROOM / DINING ROOM: 28'3" maximum 22'6" minimum x 12'4"

A most spacious room with feature windows to front aspect, ceiling and wall light points, two radiators, television aerial point and door to:

KITCHEN / BREAKFAST ROOM: 16'0" x 10'9"

Fitted with matching base and wall mounted units with tiled splash back, incorporating stainless steel single drainer sink unit with mixer tap over, space for oven with extractor over, space and plumbing for slimline dishwasher space for fridge, feature window to front aspect, ceiling light point, tiled flooring, radiator, door back through to Reception Hall and door to:

UTILITY ROOM: 8'9" x 7'5"

With space and plumbing for washing machine and further appliance, window to rear aspect, radiator, ceiling light point, tiled flooring, part obscure glazed solid wood door providing access to side courtyard and door to:

DOWNSTAIRS SHOWER ROOM

Fitted with low level W.C., pedestal wash hand basin and fully tiled shower cubicle, ceiling light point, window to front aspect, tiled floor, part tiled walls, shaver point.

From Reception Hall stairs rise to first floor:

LANDING

With window to side aspect, radiator, ceiling and wall light points and door to:

MASTER BEDROOM: 15'8" x 9'6"

with window to front aspect with far reaching view over the adjacent countryside, ceiling and wall light points, fitted wardrobes, radiator, hatch to loft space and door to:

JACK-AND-JILL BATHROOM

fitted with low level W.C., pedestal wash hand basin and bath, part tiled walls, ceiling light point, radiator, fitted linen cupboard, window to front aspect taking in the pleasant view over open countryside.

BEDROOM 2: 13'7" x 8'9"

With window to rear aspect, ceiling and wall light points, fitted wardrobes, radiator.

BEDROOM 3: 13'6" x 7'10"

With window to rear aspect, radiator, hatch to loft space, ceiling light point.

OUTSIDE

To the side of the property accessed via arch and with metal gating is access into extensive pebbled courtyard area, providing off road parking for several vehicles, with useful outside taps, courtesy lighting and security lighting.

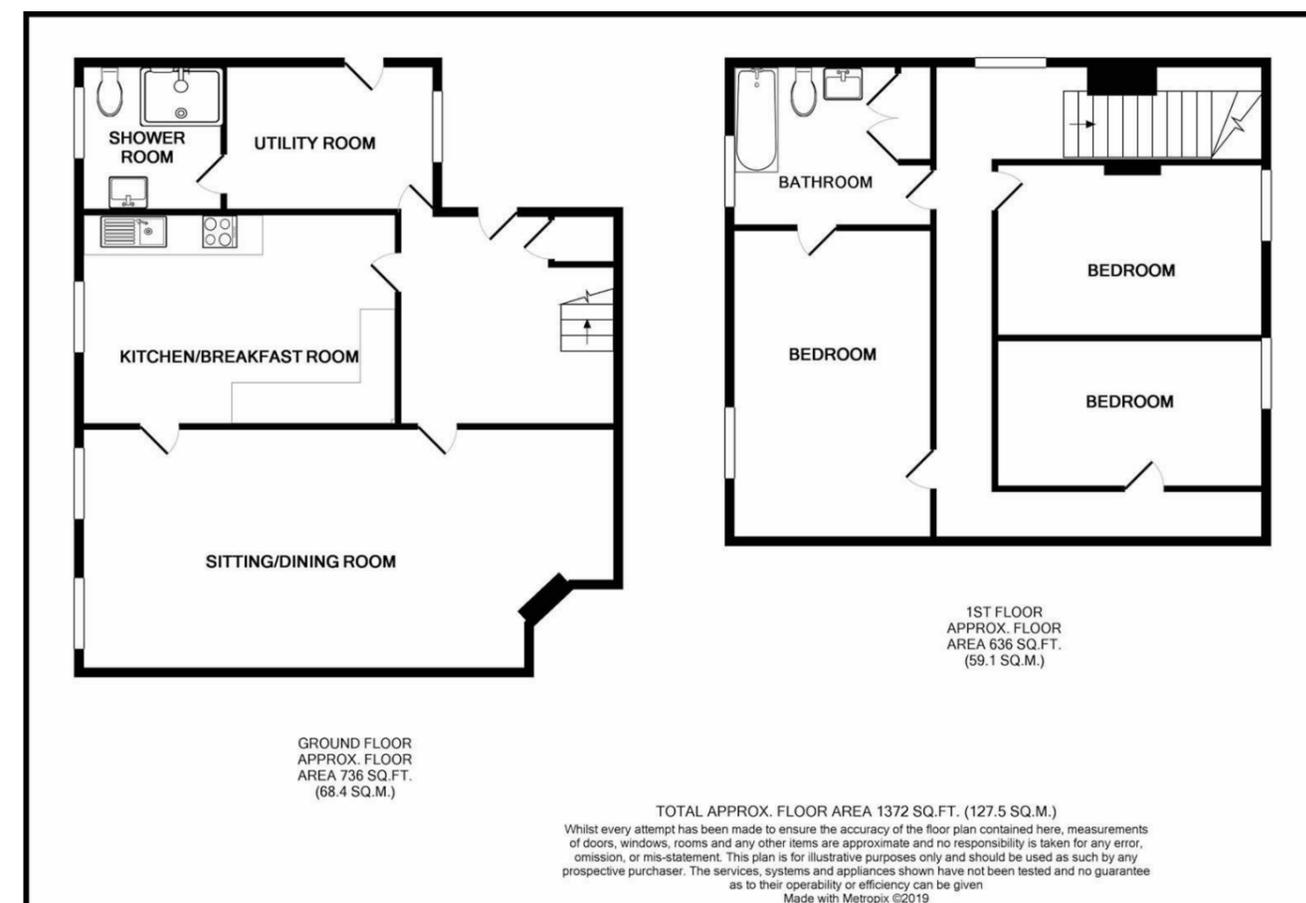
Double opening wooden doors provide access to the private garden, initially to patio/carport area. Within the garden is steps up to Summer House with the benefit of power and lighting. The remainder of the garden consists of ornamental pond, then lawned garden with a number of mature trees and shrubs, all enclosed by walling and offering a good degree of privacy.

AGENTS NOTE:

The photo showing the property once rendered was taken in 2019 and has been included as an example of how it would look if re-rendered.

WAM 6607

D1 - 09/11/2021



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. TENURE: Freehold We understand the property is offered for sale. 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

ROUTE TO THE PROPERTY:

From Worcester City centre proceed out along the London Road, in the direction of the M5 motorway, bearing right at the island at Spetchley and continuing straight on over the next island. Bear left at the next island towards the village of Whittington and turn left at the T junction. Continue along, where The Mews House can be found on the left hand side.