



Edwards Lane, Sneathill, Near Worcester

Asking Price: £285,000

- Beautifully presented three double bedroom cottage
- Open rear views over surrounding countryside
- Conveniently located for easy access to both Pershore and Worcester
- Entrance porch
- Lounge with exposed brick fireplace and multi-fuel burner
- Kitchen with rear hallway leading to boiler room and w.c.
- First floor family bathroom
- Well maintained rear garden

Nigel Poole
& Partners

Edwards Lane

Sneachill

Asking Price: £285,000

****BEAUTIFULLY PRESENTED COTTAGE IN A SUPERB RURAL LOCATION WITHIN EASY ACCESS OF BOTH WORCESTER AND PERSHORE**** Located in Sneachill, the rural hamlet of White Ladies Aston it is believed this three double bedroom terraced cottage was built for the Berkeley Estate, as a farm cottage. Presented to a high standard, recently redecorated throughout and with rear views over surrounding countryside. Drive with parking for at least two vehicles. Entrance porch (with access into both the kitchen and entrance hall). Entrance hall; cosy lounge with exposed brick fireplace with multi-fuel burner. French doors from this room lead into a conservatory (currently used as a dining room). Fitted kitchen with integrated dishwasher. Rear hallway with boiler room and w.c. Three double bedrooms (all with fitted wardrobes) and family bathroom on the first floor. The garden is well maintained with two patio seating areas to enjoy the sunshine all day long. NO CHAIN.

Entrance Porch

Double glazed hardwood doors leading into porch. Dual aspect double glazed windows. Doors into kitchen. Tiled flooring.

Entrance Hall

Obscured double glazed entrance door. Stairs rising to the first floor, oak veneer door to lounge. Radiator.



Lounge 17' 5" x 11' 6" Max (5.30m x 3.50m)

Double glazed window to the front aspect. Double glazed french doors leading to the Conservatory. Exposed brick chimney breast fireplace with inset multi burner and stone hearth. Pendant lighting fitting and wall lights. Television aerial point. Oak veneer door leading to the Kitchen. Two radiators.

Kitchen 16' 9" Max x 11' 7" Min (5.10m x 3.53m)

Double glazed window to the rear aspect. Double glazed window and obscured double glazed door to porch. Range of wall and base units surmounted by work surface. Integrated dishwasher. Space for Range Master cooker with extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. One and half bowl sink and drainer with mixer tap. Tiled splash backs. Understairs storage cupboard/pantry. Kitchen units with down lights and open shelving and plate rack. Tiled flooring. Radiator.



WC

Obscure window to the rear aspect. Wash hand basin and low level WC. Tiled flooring.

Boiler Room

Obscure window to rear aspect. Floor standing Worcester Bosch oil fired combination boiler. Shelving. Tiled flooring.

Conservatory 12' 11" x 10' 7" (3.93m x 3.22m)

Constructed of brick and double glazed UPVC. Construction with windows to three aspects and french doors leading to the rear garden. Triple X ceiling and pitched roof. Tiled flooring. Radiator.



Rear Hallway

Stable door leading to rear garden. Doors into boiler room and WC. Tiled flooring.

First Floor Landing

Double glazed window to rear aspect with views over surrounding countryside. Airing cupboard with shelving and radiator. Access to loft (insulated and part boarded with light). Doors leading off. Radiator.

Bedroom One 11' 6" x 11' 6" (3.5m x 3.5m)

Double glazed window to front aspect. Double fitted wardrobe. Radiator.

Bedroom Two 11' 5" Max x 8' 7" Min (3.48m x 2.61m)

Double glazed window to front aspect. Double fitted wardrobe. Radiator.

Bedroom Three 8' 5" x 8' 6" (2.56m x 2.59m)

Double glazed window to rear aspect with views to countryside. Fitted wardrobes. Radiator.

Bathroom 7' 10" x 5' 8" (2.39m x 1.73m)

Obscured double glazed window to the rear aspect. Matching white suite comprising panel bath with Triton electric shower and glass screen, pedestal wash hand basin and low level WC. Part tiled walls. Wooden floor. Extractor fan. Radiator.



Garden

A lovely private, secluded rear garden ideal for family entertainment with seating and patio area enclosed by wood panel fencing. Lawned area with mature shrubs, log store and garden shed with sensor lighting and power. Rear garden gate with access to fields via private arrangement with landowner. Access to conservatory, boiler room and WC. Oil tank storage area.

About Sneathill

Sneathill is a small rural hamlet of White Ladies Aston. It is conveniently located for easy access to both Worcester (3.5 miles) and Pershore (5 miles). It has a good local pub nearby, excellent local schools and transport links. Upton Snodsbury primary school has an OFSTED outstanding rating and feeds into Pinvin and Pershore schools. The area has lovely countryside walks including Spetchley Gardens and the Croome Estate, Cotswolds and the Malvern Hills within easy driving distance. The property is also within easy access of Shrub Hill, Pershore and the new Worcestershire Parkway Railway stations.



Floorplan to be inserted here

EPC to be inserted here

MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

N446 Ravensworth 01670 713330

 **rightmove**.co.uk
The UK's number one property website