



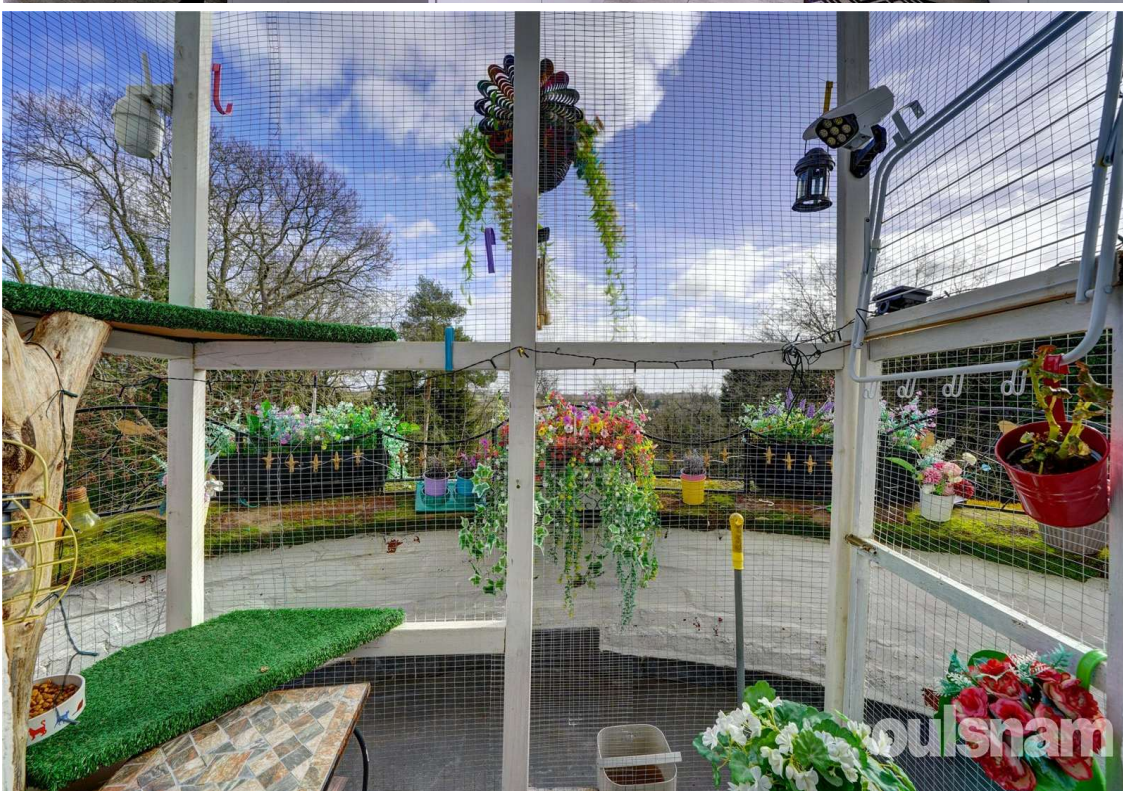
Rectory Lane, Upton Warren, B61 7EL
Offers Over £230,000

EPC: E

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DIRECTIONS From Junction 5 of the M5. At the island take the third exit into Worcester Road, heading through Wychbold and towards Bromsgrove, go over the roundabout second exit passing Webbs Garden Centre to the left and proceed until you reach the Swan Public House on the left and turn immediate left into Swan Lane continue past the Church on the left and continue down the lane, turn right on to Rectory Lane and the property can be found on the right.

SUMMARY

- * Approached through a communal entrance main door benefitting with an additional front door to the building, up two flights of stairs where you arrive to a impressive reception area, which offers a seating area, the door to the apartment is to the right.
- * The two-storey apartment boasts a generous lounge/diner that offers plenty of space for both relaxation and dining. An electric fire with a feature fire surround. A window compliments the views of the gardens to the front of the building.
- * The modern kitchen having a range of wall and base units with integral fridge/freezer, dishwasher, oven and electric hob, space for a microwave, A central island offers seating for dining.
- * An impressively sized main bedroom with built in wardrobes and french doors leading to a balcony which enjoys views out to the countryside.
- * A second bedroom currently used as a workspace, benefits views of the rear gardens
- * The shower-room is fitted a white suite comprising wc, wash hand basin with a wooden vanity unity and a double shower area
- * This beautiful apartment has been well-maintained and sits within a beautiful building set on generous rural grounds with amazing views. The property benefits from reasonable service charges, making it a cost-effective choice.



* Externally, residents and visitors off-road parking is available, the property benefits from a generous garage which offers loft storage above.

GENERAL INFORMATION

SERVICES

The central heating is provided by a combination of electric night storage heaters. There is no gas supply to the property.

TENURE The agents understand the property is Freehold. All residents hold a share of the freehold. Service Charge - £177.50 per month.

Entrance Hall

Kitchen / Diner:
16'1" x 14'9" (4.9m x 4.5m)

Bedroom:
14'9" x 13'1" (4.5m x 4m)

Landing

Living Room:
18'1" x 15'1" (5.5m x 4.6m)

Bedroom:
12'6" x 8'2" (3.8m x 2.5m)

Garage:
22' x 9'10" (6.7m x 3m)



6, The Beeches, Rectory Lane, Upton Warren, B61 7EL



Total Approx Area: 98.0 m² ... 1054 ft² (excluding to stairs, garage, loft above garage)

All measurements of doors, windows, rooms are approximate and for display purposes only.

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 the operability or efficiency can be given.



THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents. Under the Money Laundering Regulations, we are required to verify the identity of the buyer before accepting an offer.

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