Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411



24 Chapmans Orchard, Hanley Swan, WR8 0AN

£350,000

A well proportioned 3 bedroom semi detached house in a very desirable village location, with parking for 2 cars to the fore. This home comprises of a kitchen/dining room with doors leading to the garden, lounge, hallway with cloakroom and store cupboard; stairs lead up to 3 bedrooms, en-suite to the master and family bathroom to the first floor. The property also has an enclosed rear garden, electric boiler heating system and an electric car charging point installed. Offered with no onward chain. For more details or to book a viewing, please call our Malvern office on 01684 561411.







24, Chapmans Orchard, Hanley Swan, Worcestershire, WR8 0AN











LOCATION
Hanley Swan is one of Worcestershire's most beautiful villages, situated halfway between the bustling Spa town of Malvern with its theatres and hills, and Upton upon Severn with its marina and range of music festivals throughout the year.
The popular Three Counties Showground which puts on events such as the Spring and Autumn Shows, is a short drive from the village on the way to Malvern.

Chapmans Orchard is located in the heart of Hanley Swan, within a short walk of the village stores and post office, also the Swan Inn with its bars and restaurants. There is also a local primary and High School, which have achieved good ratings with Ofsted. Hanley Swan has good access to the M5 motorway at junction 7 or the M50 at junction 1. The Great Malvern railway station provides links to Birmingham (just over an hour), London Paddington (3 hours), Birmingham and Bristol airports are around an hour’s drive in either direction.

ENTRANCE
Canopy porch over composite front door into:

ENTRANCE HALL
Stairs to first floor, under stairs storage cupboard, radiator.

WC
Front facing obscure uPVC window, low level WC, wash basin, radiator, tiled floor and part tiled walls, extractor fan.

SITTING ROOM 14'5" x 10'6" (4.41m x 3.22m)
Front facing uPVC window, radaitor, television, satellite and telephone point.

KITCHEN DINING ROOM 18'6" x 11'8" (5.65m x 3.58m)
Rear facing with uPVC double door that opens to the garden, uPVC window, contemporary style kitchen with breakfast bar unit, integrated AEG appliances, integrated fridge freezer, electric hob with extractor hood and glass splash back, space for table and door, tiled floor, radiator, spot lighting.

FIRST FLOOR - LANDING
Wooden spindle banister, cupboard housing electric boiler, additional over stair storage, loft access, doors to:

BEDROOM ONE 11'2" x 12'7" (3.41m x 3.86m)
Rear facing uPVC window, radiator, television point, door to:

EN-SUITE 5'6" x 8'2" (1.68m x 2.51m)
Side facing obscure uPVC window, recessed shower with electric shower unit, wall hung wash basin, low level WC, heated towel rail, tiled floor and part tiled walls, extractor fan, spot lighting.

BEDROOM TWO 11'1" x 9'9" (3.40m x 2.98m)
Front facing uPVC window, radiator.

BEDROOM THREE 9'3" x 6'11" (2.83m x 2.13m)
Rear facing uPVC window, radiator.

BATHROOM 6'9" x 5'6" (2.08m x 1.68m)
Front facing obscure uPVC window, panel bath with mixer shower over, low level WC, wall hung wash basin, heated towel rail, tiled walls and floor, extractor fan, spot lighting.

OUTSIDE - FRONTAGE
Tarmac driveway for two cars, slab path to front door, small lawn and shrub planting area, path extends to the side with gated access tot he rear garden, electric car charging point.

REAR GARDEN
Enclosed by timber fencing laid to lawn, with slab patio area, timber garden shed, outside light and tap.

DIRECTIONS
From the Allan Morris office in Malvern head south on the Wells Road. Continue along the Wells Road in the direction of Ledbury for approximately two miles, then turn left onto Hanley Road. Follow the road for approximately two miles past the Three Counties Showground and into the village of Hanley Swan. Upon reaching the crossroads by the duck pond and village green, turn right onto the Welland Road. Follow this and Chapmans Orchard can be found on the right hand side a short distance before Hanley Swan Primary School as indicated by the For Sale Board. For more details or to express an interest to view, please call our Malvern office on 01684 561411.











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TENURE: We understand the property to be Freehold, but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price.

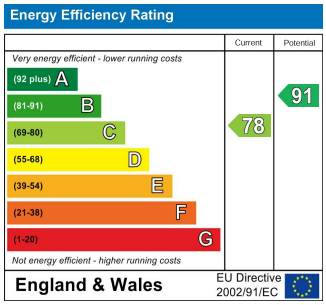
SERVICES: Mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: TBC

An annual service charge of £396.00 will be payable by each plot for maintenance of shared areas.

ENERGY PERFORMANCE RATINGS: Current: C78 Potential: B91

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



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