

SHELTON



LINES



36 Cherry Orchard, Holt Heath WR6 6ND

36 Cherry Orchard

Holt Heath, Worcester

Discover this charming three-bedroom detached family home in the heart of the sought-after village of Holt Heath.

Boasting a no chain sale, this delightful property offers a perfect blend of comfortable living space and convenient village amenities, making it an ideal choice for families or those looking to settle in a peaceful rural setting.

With a garage, off-road parking, and a versatile through lounge/dining room, this home provides ample space to enjoy relaxed family life and entertain guests with ease.

Nestled within commuting distance of nearby towns, the area benefits from excellent local schools, charming pubs, boutique shops, and scenic walking trails. The peaceful surroundings combined with practical amenities make Holt Heath a highly desirable location for families and professionals alike seeking a balance between country living and modern convenience.

The through lounge/dining room is a standout feature, offering a generously proportioned space that comfortably accommodates both relaxation and dining needs. Large windows allow natural light to flood the room, creating a warm and inviting atmosphere perfect for family gatherings or cosy evenings.

The room flows seamlessly into the kitchen, which, while practical in size, is efficiently laid out with ample storage and preparation surfaces, making daily meal preparation a pleasure.

The three bedrooms are well-appointed, offering comfortable accommodation and versatile space. The master bedroom enjoys a peaceful aspect, providing a tranquil retreat at the end of the day. The additional two bedrooms are ideal for children, guests, or could alternatively be adapted into a home office or hobby room, depending on your lifestyle needs. The family bathroom is tastefully presented with a modern suite including a bath, wash basin, and WC, catering well to the needs of the household.

Externally, the property benefits from a garage with ample off-road parking, ensuring safety and convenience for multiple vehicles. The garden space offers potential for outdoor enjoyment or further landscaping projects, providing a private and quiet outdoor area that can be enjoyed throughout the seasons. Its village location means you can take leisurely walks and immerse yourself in the beauty of the surrounding countryside at your convenience.

FREEHOLD

Council Tax Band D - Malvern Hills Council

EPC Energy Efficiency Rating: D





Agents Note

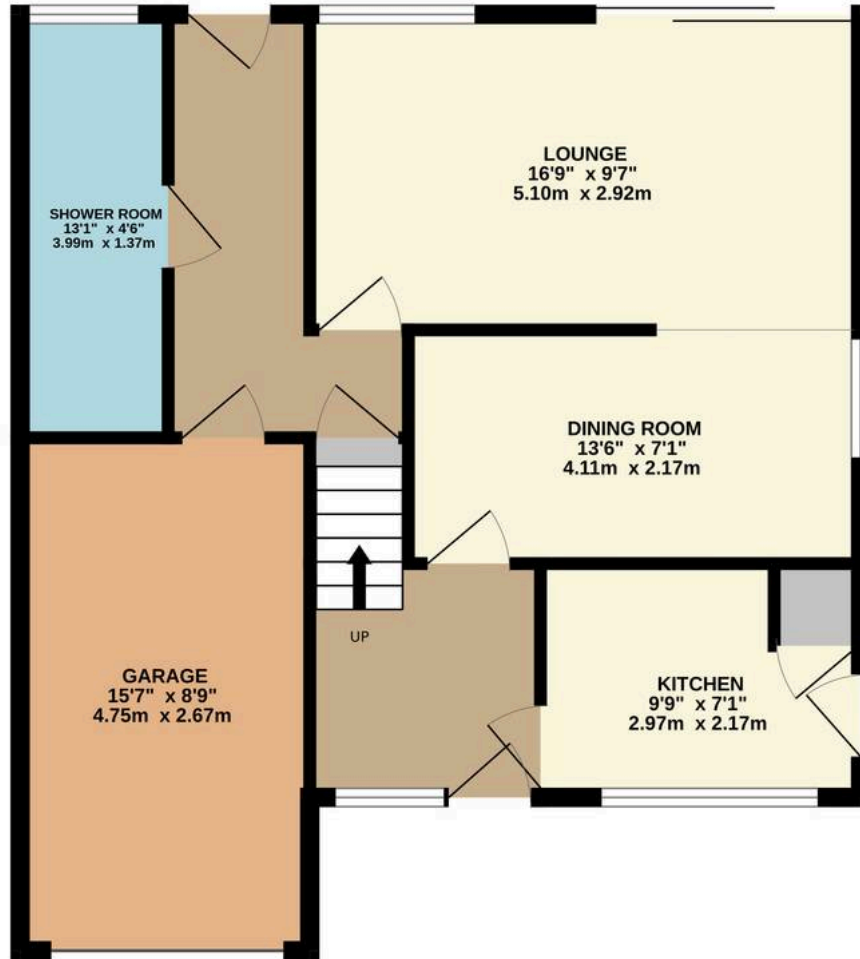
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines – for terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyer's Info" page.

General Information

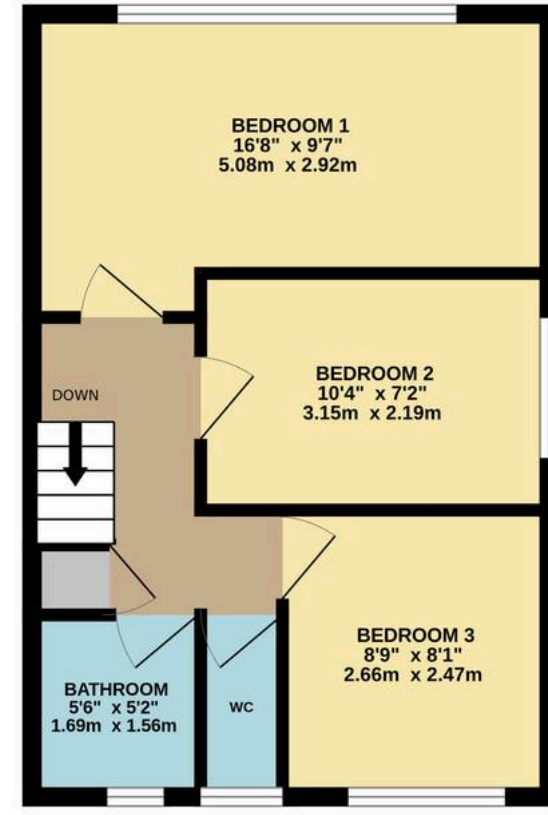
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.



GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.1 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.
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