



Albion Cottages, Hanley Swan

£575,000  
Guide Price



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## 4 Albion Cottages, Hanley Swan, Worcester, WR8 0DN

Beautifully presented four bedroom detached house, built in 2008, situated in the sought after village of Hanley Swan. Designed to a high specification throughout, with spacious immaculate accommodation, landscaped gardens, driveway and garage. Viewing is essential. EPC - C

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### Property Location

This impressive, detached property is situated in one of Worcestershire's most sought after villages Hanley Swan, which has excellent amenities to include a post office, excellent pub, restaurant and a primary school located close within striking distance. The towns of Malvern and Upton-Upon-Severn are a short drive away offering further shops, amenities and schools.

Directions: From Great Malvern town centre, bear south along the Wells Road in the direction of Ledbury for approximately 2 miles, then turn left onto Hanley Road. Follow the road for approximately 2 miles into the village of Hanley Swan, upon reaching the crossroads continue straight on and the property can be found about half a mile on the left hand side as indicated by our agents for sale board.

## Property Details

4 Albion Cottages was built in 2008 and designed to a high specification throughout. It is situated in the heart of the sought after and well served village of Hanley Swan in Worcestershire. Within walking distance to a post office, shop and the popular Swan Inn and restaurant. Hanley Swan is in great catchments for schools with a primary school in the village and a short drive to Hanley Castle High School.

Approaching the property over the gravelled driveway, there is off road parking to the front leading to the part glazed composite entrance door. This leads to a spacious welcoming entrance hall with under floor heating, a staircase leads to the first floor with a generous storage cupboard underneath, doors to all rooms. Door to the right leads to the living room featuring a box bay double glazed window to front aspect, feature fireplace with wooden mantel and hearth, under floor heating. Door to a peaceful room at the rear which could be utilised as a study or a garden room with under floor heating and dual aspect windows looking out onto the rear garden. Door to rear.

Dining room at the front with box bay window to front and under floor heating, cloakroom with traditional style WC and wash hand basin. Beautiful breakfast kitchen fitted with a

comprehensive range of Oak base and eye level units, granite work surface and upstands, Aga cooker and extractor hood. (New in December 2020 available by separate negotiation) Integrated fridge, freezer and dishwasher (all new in December 2020). Belfast sink unit, Karndean flooring (new in December 2020) continued through to the utility room. Dual aspect double glazed windows. Door to the utility with base and eye level units, work tops, space and plumbing for washing machine and tumble dryer, door to rear. Greenline electric heat pump system supplying the hot water, under floor heating and radiators to the first floor.

To the first floor there are four good sized bedrooms the master with ensuite shower room boasting new Karndean flooring. All bedrooms have double glazed windows with a lovely outlook. Family bathroom with a traditional style suite comprising WC, pedestal wash basin, bath and new Karndean flooring.

The immaculate rear garden has been landscaped with a manicured lawned area, very private with several seating areas designed to sit and enjoy the sun and garden. Gravelled areas with feature circular patio and further south facing patio. Paved area to side and the garden is enclosed by new wooden panelled fencing. Apple and Bay trees planted to the rear of the garden provide a private shaded area. Outside lighting and external power.

ENTRANCE HALL

CLOAKROOM 6' 6" x 3' 6" (1.98m x 1.07m)

LIVING ROOM 10' 11" x 20' 8" (3.33m x 6.3m) max measurement into bay

DINING ROOM 10' 11" x 11' 10" (3.33m x 3.61m) Measurement into bay

STUDY/GARDEN ROOM 6' 9" x 10' 11" (2.06m x 3.33m)

BREAKFAST KITCHEN 10' 9" x 13' 4" (3.28m x 4.06m)

UTILITY ROOM 6' 10" x 6' 4" (2.08m x 1.93m)

LANDING

MASTER BEDROOM 12' 9" x 10' 2" (3.89m x 3.1m)

ENSUITE SHOWER ROOM

BEDROOM TWO 10' 11" x 12' 6" (3.33m x 3.81m)

BEDROOM THREE 10' 11" x 9' 1" (3.33m x 2.77m)

BEDROOM FOUR 9' 1" x 11' 5" (2.77m x 3.48m)

FAMILY BATHROOM 9' 1" x 5' 10" (2.77m x 1.78m)

GARDEN

GARAGE

ADDITIONAL INFORMATION Council Tax Band: E

Estimated Rental Income: £1450PCM

## Viewings

We offer our buyers and sellers a personal service which includes, for their convenience and safety, accompanying all viewings. To avoid disappointment please allow 24 hours' notice when arranging viewings.

## Disclaimer and Misdescriptions Act 1991

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## Additional Property Services

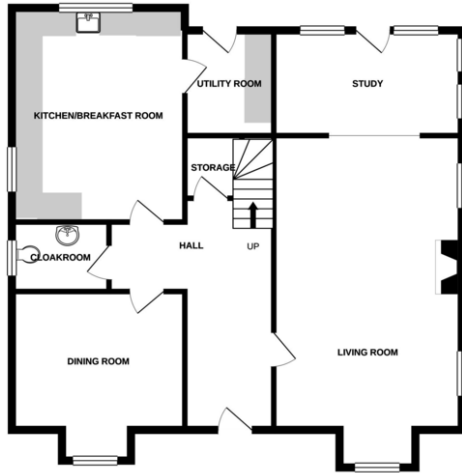
### Platinum for Sales

- Free market valuation for potential sellers
- Accompanied viewings
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# EPC - C

GROUND FLOOR



1ST FLOOR



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