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## High Street

REDDITCH

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Offers In Excess Of:

**£500,000**



# Three Bedroom End Of Terrace Cottage

## Features.

- THREE BEDROOMS, BALCONY TO MASTER BEDROOM
- FIRST FLOOR BATHROOM
- DUAL ASPECT LOUNGE WITH FEATURE FIREPLACE
- DINING ROOM WITH PATIO DOORS TO THE COURTYARD
- KITCHEN & SEPARATE UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- GATED ENTRANCE WITH GENEROUS OFF ROAD PARKING
- DETACHED DOUBLE GARAGE
- COURTYARD GARDEN
- DESIRABLE VILLAGE LOCATION

## Description.

Summary: Enstone Cottage is a delightful and spacious cottage situated in the heart of the idyllic village setting of Feckenham. Lovingly and sympathetically restored by the current owners the property enjoys two bathrooms, balcony with field views off the master bedroom, two reception rooms, kitchen with separate utility room, detached double garage and courtyard style garden. This property also benefits from having no onward chain.

Description: The cottage offers a wealth of living space briefly comprising:- A spacious and inviting entrance hall with built in storage, the lounge with dual aspect windows, feature fireplace and access to the second reception room. The dining room offers a more formal setting and enjoys patio doors to the courtyard, a modern yet traditional kitchen offers a range of fitted units, space for free standing appliances and access to the separate utility room and ground floor shower room. A rising staircase leads to the first floor and offers a spacious master bedroom boasting a large, decked balcony overlooking the courtyard with field views. In addition there are two well proportioned bedrooms and the family bathroom with a bath and shower over, wash basin and WC.

Outside: Situated behind electric gates the property is positioned within generous off road parking and access to a detached double garage. The main residence can be entered either by the front or rear aspect. The rear of the property enjoys a courtyard style setting with gated access and established feature flower beds making it an delightful space to dine or entertain friends and family.



## Room Dimensions.

Location: Situated in the idyllic semi rural village of Feckenham, the plot enjoys close proximity to the acclaimed The Forest Bar & Restaurant, a further public house, convenience store, church, village hall & green. In addition, there is a real community spirit within the village with local events and fetes taking place throughout the year.

Room Dimensions:

Hall

Shower Room: 5' 2" x 4' 9" (1.60m x 1.47m)

Lounge: 21' 7" x 14' 1" (6.60m x 4.30m)

Dining Room: 14' 8" x 10' 2" (4.48m x 3.12m) max

Kitchen: 11' 3" x 9' 10" (3.45m x 3.02m)

Utility Room: 8' 0" x 7' 7" (2.45m x 2.32m)

Double Garage: 19' 6" x 15' 5" (5.95m x 4.72m)

Stairs To First Floor Landing

Master Bedroom: 14' 1" x 11' 3" (4.30m x 3.45m)

Bedroom Two: 11' 3" x 10' 0" (3.45m x 3.05m)

Bedroom Three: 10' 0" x 8' 4" (3.05m x 2.55m)

Bathroom: 8' 4" x 7' 3" (2.55m x 2.22m) max

Balcony: 15' 1" x 10' 7" (4.60m x 3.25m)

Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.



# High Street, Feckenham

## Ground Floor



## First Floor



Total Area Approx (inc garage)  
164.7 sq metres (1773 sq ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

EPC: D

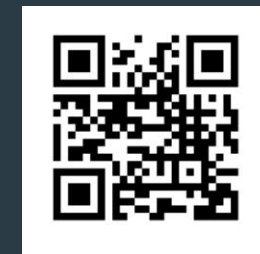
COUNCIL TAX BAND: C

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Redditch office on:

01527 540 654

Alternatively, you can scan below to view all of the details of this property online.



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