



**QualitySolicitors**  
**Parkinson Wright**  
**Estate Agents**



## Church Lane, Norton, Worcester, WR5 2PS

£1,200 Per Month

- Character Semi Detached Cottage
- Breakfast Kitchen
- Two Double Bedrooms
- Two Allocated Parking Spaces
- Ideally Situated For Worcester Parkway
- Two Large Reception Rooms
- Downstairs Shower Room
- Rear Gardens
- Convenient Location for the M5 Motorway
- AVAILABLE IMMEDIATELY

# 1 Court Farm Church Lane, Worcester WR5 2PS

Nestled in the charming area of Church Lane, Norton, Worcester, this delightful cottage offers a perfect blend of comfort and convenience. With two well-proportioned reception rooms, this property provides ample space for relaxation and entertaining guests. The inviting atmosphere is enhanced by the natural light that floods through the windows, creating a warm and welcoming environment.

The cottage features two cosy bedrooms. Each room is designed to maximise space and comfort.

Situated in a peaceful neighbourhood, this property benefits from a sense of community while still being conveniently located near local amenities. Residents can enjoy the tranquility of suburban living, with easy access to shops, Worcester Parkway, Junction 7 of the M5 motorway, schools and recreational facilities.



Council Tax Band: D





## LOCATION & DESCRIPTION

Situated in a peaceful location, this property benefits being conveniently located near local amenities, recreational facilities, Worcester city centre, Worcester Parkway railway station and the M5 motorway junction 7. The property features two spacious reception rooms, breakfast kitchen and two double bedrooms. Each room is designed to maximise space and comfort. Access is via a part double glazed front door opens into:-

### ENTRANCE PORCH

Ceiling light, two side facing double glazed windows and a solid wooden door opens into:-

### SITTING ROOM

19'2 x 13'10 (max)

A spacious, light and airy reception room with ceiling light, feature beams to wall and ceiling, front and side facing double glazed windows, wall mounted electric wall heater and a brick open fireplace with an ornamental electric wood burner stove inset making this a feature and focal point of the room. Doors to:-

### INNER HALL

Ceiling light, under stairs cupboard providing storage and doors to:-

### DINING ROOM

16'0 x 10'0

Another large versatile reception room with ceiling light, feature beams, front facing double glazed window, electric wall heater and fireplace with hearth, mantle over and an ornamental electric wood burning stove in situ.

### BREAKFAST KITCHEN

19'2 x 13'10

A large space combining kitchen and dining areas with two ceiling lights, strip light, rear facing double glazed windows and rear facing part double glazed door giving direct rear access. There are a range of wall, drawer and base units, roll top work surface over, tiled splashback, four ring electric hob with extractor fan over, built in double oven with storage cupboard above, stainless steel sink with matching drainer and space for a washing machine, fridge and separate freezer.

### SHOWER ROOM

9'11 x 8'8

Ceiling light, rear facing semi opaque double glazed door providing a further rear access. There is a newly fitted three piece white suite consisting of shower cubicle with electric shower over, wash hand basin with storage cupboards under, low level W.C. and a chrome heated towel rail.

### LANDING

Ceiling light and doors to:-

### BEDROOM ONE

15'10 x 11'9

A large principal bedroom with ceiling light, front facing double glazed window, electric wall heater and useful storage cupboard.

### BEDROOM TWO

20'2 x 8'10

Another double bedroom with ceiling light, rear facing double glazed window and an electric wall heater.

### OUTSIDE

To the front of the property is an attractive lawned foregarden with a range of mature shrubs all of which are maintained by the Landlord.

To the rear of the property is a garden mainly laid to lawn with pleasant open views. There is a brick building for storage.

### SERVICES

Mains electric and water. There is no gas connected to the property.

### RENT

£1,200 per calendar month.

### DEPOSIT

One month's rent = £1,200



## Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		