



6 Sherwood Place, White-Ladies-Aston, Worcester, WR7 4QH

Offers in the region of £325,000





6 Sherwood Place

White-Ladies-Aston, Worcester, WR7 4QH

- CHAIN FREE
- EXTENDED GARDEN WITH GREENSPACE BEHIND
- LARGE BEDROOMS
- CHARMING BRICK FEATURE FIREPLACE WITH ELECTRIC FIRE
- PERFECT FOR FIRST TIME BUYERS OR DOWNSIZERS
- 2 BEDROOMS
- SCOPE TO IMPROVE (STPP)
- DESIREABLE VILLAGE LOCATION
- UPDATED FEATURES
- DRIVEWAY PARKING

Nestled in the charming village of White Ladies Aston, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and countryside living. Available on the market chain free, with scope to remodel its the perfect home to settle, and has been cherished by its current owners for over 30 years.

Spanning an inviting 740 square feet, the property features generous size living room & kitchen both adorned with dual aspect windows, allowing natural light to flood the space.

The living room which spans the length of the property is further enhanced by built in storage and a traditional brick fireplace complete with an electric fire, creating a warm and welcoming atmosphere. The heart of the home is undoubtedly the kitchen diner which is equipped with a variety of wall and floor units, integrated appliances and space for a dining table. Located within the kitchen is the back door which leads directly to the expansive garden, making it perfect for entertaining, families or enjoying al fresco dining during the warmer months.

Upstairs, you will find two spacious, double bedrooms offering fantastic countryside views along with a well-appointed family bathroom comprising of bath, over bath shower wc and basin.

The large garden is a standout feature of the property, a wonderfully versatile space predominantly laid to lawn, with shed storage. This space offers flexibility to remodel whether you are green fingered, or keen to grow your own this space offers it all. Most importantly, it offers a serene backdrop with fields behind, providing a sense of peace and privacy.

Parking is offered to the front of the property on the driveway, where you can comfortably park 2-3 vehicles.

White Ladies Aston is an historic, picturesque village set approx. 5 miles southeast of Worcester, and a short drive from Pershore providing a great blend of village life, with access to amenities such as motorway links and shops.



Important Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band B

EPC Rating E

The property has an electric pole located within the rear garden of which you would receive a small contribution payment towards on an annual basis. Amounts are to be confirmed through your conveyancer.

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

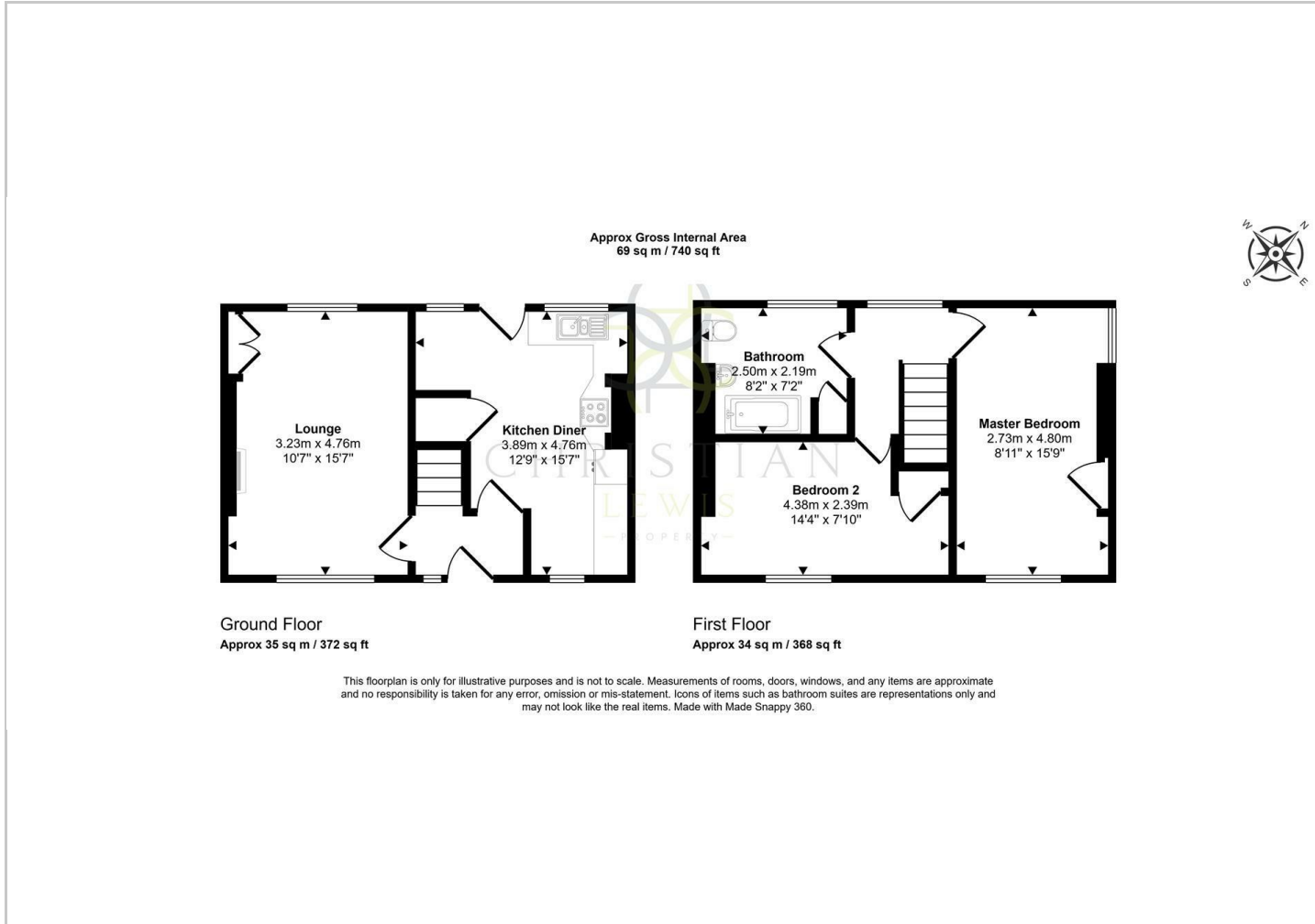
Please inform us if you become aware of any information being inaccurate.



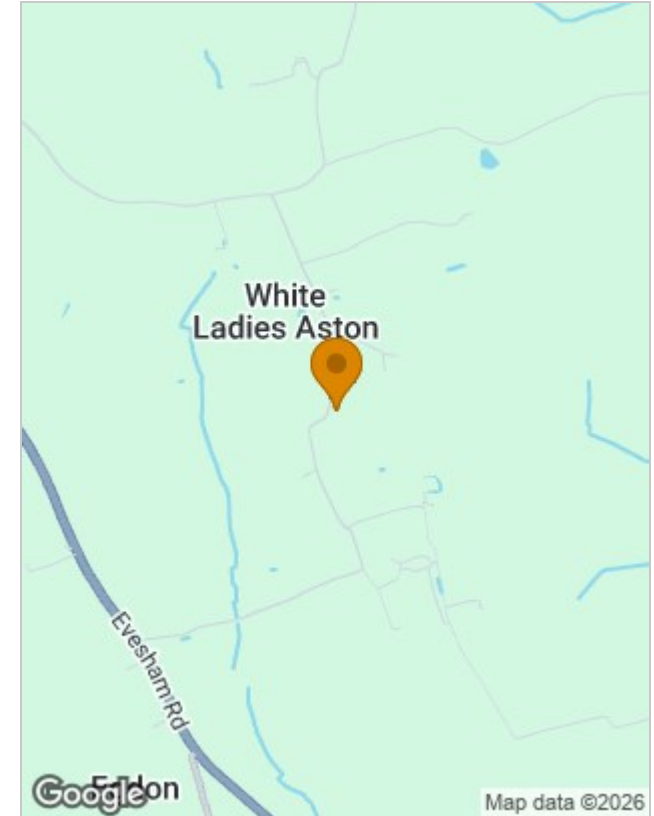




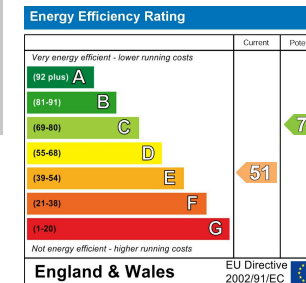
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Pershore Lettings Office on 01386 555368 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.