

Philip Laney & Jolly



The Old Telephone Exchange, Walwyn Road, Colwall, Worcs

- Individual, modern detached house
- Entrance Hall, Cloakroom
- Living Room/Dining Room
- Kitchen with integrated appliances
- Two double bedrooms, Bathroom
- Off road parking, pleasant rear gardens

Price Guide: £199,950

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LOCATION/DESCRIPTION

An individual detached house offering deceptively spacious, well presented accommodation, currently used as a holiday let. The property is situated within the centre of this sought after village offering a good selection of amenities to include a general stores, butcher, chemist, Post Office and library, Colwall also has its own railway station. The accommodation briefly comprises of Entrance Hall, Cloakroom, Living/Dining Room, Kitchen, Two Bedrooms, Bathroom, Pleasant gardens, off road parking at rear.

Hardwood entrance door leading into

ENTRANCE HALL

With radiator, door to

CLOAKROOM

Fitted with a white suite consisting of a low level WC, pedestal wash hand basin, radiator, window to the front aspect, extractor fan.

LIVING/DINING ROOM

Living Area 16' x 14'4" narrowing to 9'4" (4.88m x 4.37m x 2.84m). With bay window to the front aspect, radiator under, fireplace with slate hearth and timber mantle over, 2 wall and ceiling light points, stairs to first floor, door to understairs storage cupboard. Dining Area: with radiator, glazed double opening doors to the rear gardens, feature exposed timbers and opening to

KITCHEN

10'1" x 8'7" (3.07m x 2.62m). Comprehensively fitted with a range of matching units incorporating a stainless steel sink with hot and cold mixer tap, marble effect worksurfaces, tiled splashbacks, base drawers and cupboards, inset electric oven and 4 ring halogen hob, space and plumbing for automatic washing machine, matching wall mounted storage cupboards, extractor fan, integrated appliances to include dishwasher and fridge freezer, wall mounted Ferroli gas boiler, window to the rear aspect.

FIRST FLOOR

LANDING

With access hatch to roof space, door to storage cupboard with shelving, doors to

BEDROOM 1

11'11" x 10'1" (3.63m x 3.07m). With window to the rear aspect, small window to the side, built in wardrobes, radiator.

BEDROOM 2

14'8" x 8'8" (4.47m x 2.64m). With two windows to the front aspect, radiator, built in wardrobes.

BATHROOM

Fitted with a matching white suite consisting of a low level WC, pedestal wash hand basin, panelled bath with thermostatically controlled shower over, glazed shower screen, tiled splashbacks, chrome heated towel rail, window to the rear aspect, door to storage cupboard with shelving.

OUTSIDE

Front

The property has a small fore garden enclosed by brick walling with pedestrian gate.

Rear

Immediately adjoining the rear of the property is a decked area that leads to a lawn which is enclosed by panel fencing. Stepping stones lead to a paved parking area which is accessed via double gates from rear vehicular access.

SERVICES

Electricity, Gas, Water and Drainage were laid on to the property and connected at the time of our inspection. We have not carried out any tests on the services, and cannot therefore confirm that they are free from defects or in working order.

TENURE

We understand subject to legal verification that this property is freehold.

VIEWING

Strictly by arrangement with the Agents. Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

DIRECTIONS

From our office proceed in the direction of Ledbury, along Wells Road, turn right signposted Colwall and continue through the Wyche cutting, proceed down into the village, pass the shops on your left and The Old Telephone Exchange can be found on the right.



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. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

