



**10 North Quay Quay Lane, Earl's Croome, WR8 9DB**

**£300,000**

A well presented two bedroom semi detached bungalow in a rural location, with parking and conservatory, for sale with no onward chain. Situated on the edge of Earls Croome with great access to Upton upon Severn, Worcester, the motorway network and Worcester Parkway. The accommodation comprises: entrance hall, sitting room with woodburner and doors to garden, refitted breakfast kitchen, conservatory with space for a dining table, two double bedrooms, bathroom. Further benefits include: central heating, double glazing, off road parking with potential for more, and gardens to front and rear. For sale with no onward chain viewing is a must to appreciate the tranquil location and condition of home on offer.



# 10 North Quay, Quay Lane, Earl's Croome, Worcestershire, WR8 9DB

## LOCATION - EARLS CROOME

Earls Croome is a beautiful south Worcestershire hamlet set to the backdrop of the National Trusts Croome Court, a country house with exceptional parkland gardens. This tranquil hamlet is close to eateries the The Yorkshire Grey and The Jockey Inn, the Nuyard Garden Centre and Cafe and The Really Good Dairy, a local farm shop with self-service vending. As well as its rural setting, the village is highly practical, located just a short distance from the riverside town of Upton-upon-Severn or the city of Worcester. There is great connectivity with easy access to the M5 or M50 and Worcester Parkway with direct links to Paddington is less than 10 miles away. Earls Croome has the perfect balance of country living and modern convenience.

## ENTRANCE HALL

Accessed via a double glazed obscure glass door from the side which opens to a long entrance hall, recessed ceiling downlighters, smoke alarm, access to roof space, radiator, built-in laundry cupboard with slatted shelving, doors to:

## SITTING ROOM

Dual aspect, side-facing double glazed window and front aspect double glazed French doors which open to a south facing garden deck with plenty of space for tables and chairs and outside entertaining with views over the lane to woodland beyond, ceiling light point, coving, wall light points, feature opened fireplace with wooden surround and floor mounted wood burner on tiled hearth, radiator.

## BREAKFAST KITCHEN

Side aspect double glazed window, recessed ceiling downlighters, smoke alarm, refitted kitchen comprising of a matching range of wall and floor mounted cream units and a wood block work surface with matching breakfast bar, inset one and a half bowl stainless steel sink unit with mixer tap over, integral electric hob with stainless steel extractor over and integral oven below, space for tall fridge freezer, radiator, tiled floor, double glazed double French doors to:

## CONSERVATORY

uPVC double glazed conservatory with double glazed doors to either side giving access to garden, tiled floor, space for dining table and chairs.

## BEDROOM ONE

Rear aspect double glazed window, two ceiling light points, radiator.



## BEDROOM TWO

Front aspect double glazed window with views over garden to woodland beyond, ceiling light point, radiator.

## BATHROOM

Rear aspect obscure glass double glazed window, recessed ceiling downlighters, fully tiled walls and floor re-fitted white suite comprising: panel bath with mixer and rainfall showers over and glass screen to side, pedestal wash hand basin, push flush WC, heated chrome towel rail.

## UTILITY CUPBOARD

Side aspect obscure glass double glazed window, recessed ceiling downlighter, floor mounted Worcester oil fired boiler, wall mounted double storage cupboard, space and plumbing for washing machine, tiled walls, tiled floor.

## GARDENS

The property is accessed by a bloc pave path from which leads to a step to the front door and continues to the front and rear garden, the front garden is mostly laid to lawn with a number of mature bushes and shrubs, flower beds, large south facing deck accessed from the sitting room with plenty of space for a table and chairs and outside dining with southerly views over the lane to woodland beyond, within the garden is a stone chip parking area for one car with potential for more if required.

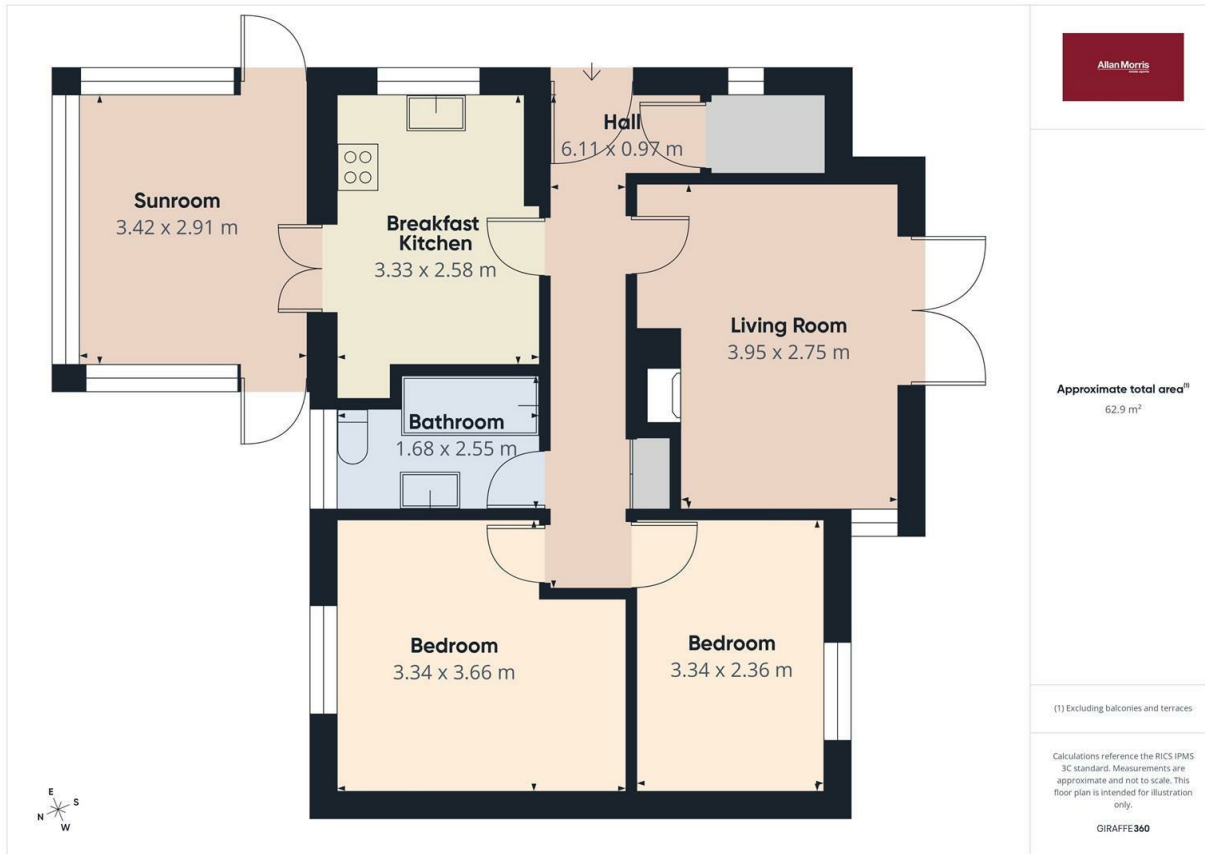
To the rear of the property is a private rear garden with a block pave path, continuing around the conservatory leading to a good size raised flower or vegetable bed, large timber shed and concrete bin standing.

## DIRECTIONS

From the Upton office of Allan Morris, turn left and proceed to the roundabout taking the second exit over the bridge onto the A4104. Proceed to the A38 and turn left in the direction of Worcester. Quay Lane is the first turning on the right and the property can be found on the left hand side after entering the village. To arrange a viewing or with any queries please call us on 01684 891348 or email [upton@allan-morris.co.uk](mailto:upton@allan-morris.co.uk)

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**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

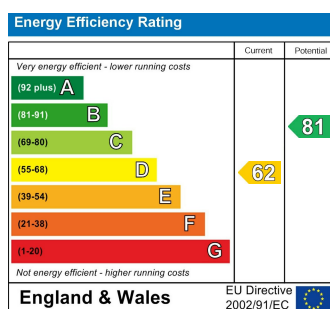
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**SERVICES:** Mains electricity, water and drainage are connected. Central heating is oil fired. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

**MAKING AN OFFER:** At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

### EPC



### Material Information Report

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