



## Swan Cottage , Worcester, WR6 5HY Guide Price £475,000



Philip Laney & Jolly Worcestershire are delighted to market Swan Cottage. Nestled in the charming village of Alfrick, Worcester, Swan Cottage is a remarkable detached period house that beautifully marries traditional character with modern comforts. This fully renovated and refurbished property boasts a wealth of features designed for contemporary living while retaining its historical charm.

Upon entering, you are welcomed by a canopy porch that leads into a spacious reception hall. The open plan lounge and dining area is a highlight, featuring an inglenook style fireplace complete with a wood burner, perfect for cosy evenings. The well-equipped kitchen and breakfast room is a culinary delight, fitted with integrated appliances including a fridge and freezer, hob, double oven, dishwasher, and washing machine, making it ideal for both everyday meals and entertaining guests.

Swan Cottage offers three generously sized bedrooms, including a principal suite with an en suite shower room, ensuring privacy and comfort. A separate family bathroom, equipped with both a bath and shower, caters to the needs of the household. The first floor has fitted carpets, adding a touch of warmth and elegance.

Outside, the property features a thoughtfully designed low maintenance landscaped garden with a recently fitted decked area, perfect for enjoying the outdoors without the hassle of extensive upkeep. A wide gravelled driveway provides ample off-road parking for several vehicles, complemented by a large double detached garage, enhancing the practicality of this delightful home.

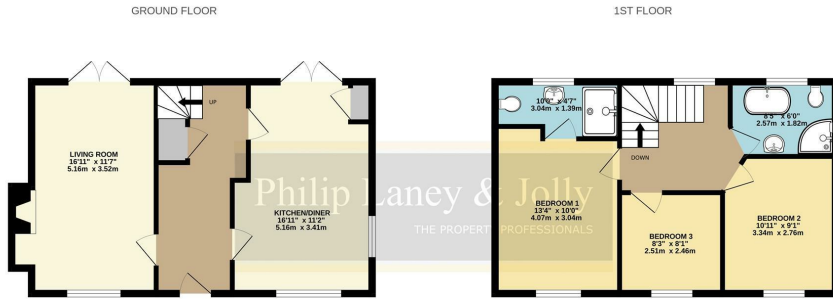
Swan Cottage stands as a stylish and comfortable residence in a highly desirable setting, making it an excellent choice for those seeking a blend of modern living and period charm in the heart of Worcestershire.

EPC: D Council Tax Band: D Tenure: Freehold

- Wonderfully Presented And Characterful Detached Family Home
- Refurbished Throughout
- Detached Garage
- En-Suite To The Main Bedroom
- Downstairs WC
- Three Bedrooms
- Kitchen Diner
- Woodburner Stove
- Offered With No Onward Chain
- EPC: D

### Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>67</b>	(55-68) <b>D</b>	
(38-54) <b>E</b>		(38-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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