



## The Rectory, Salwarpe, Worcestershire, WR9 0AH

Available for a 6 month tenancy, this secluded family home is close to commuter links for Droitwich and Worcester but surrounded by fields and farmland.

Having four bedrooms and four reception room, this spacious property also includes a large downstairs W/C, bathroom and shower room upstairs, as well as garage and carport and gardens to all four sides.



- **Substantial Family Property**
- **Rural Position**
- **Four Bedrooms**
- **4 Reception Rooms**
- **Large Gardens**
- **Garage and Carport**
- **6 month tenancy**



3 Reception Room/s



4 Bedroom/s



2 Bath/ shower room/s

#### Entrance Hall

Having laminate flooring, two ceiling light points, radiator, door to downstairs W/C, door to office/reception room and archway to inner hall.

#### Downstairs W/C

Having vinyl flooring, opaque double glazed window to the rear, radiator, low-level W/C, hand wash basin, and ceiling light point.

#### Office 15'9" x 14'5" (4.81 x 4.40)

Double UPVC windows to both side aspects, part double glazed UPVC door providing access to the driveway, ceiling light points, radiators and laminate flooring. The office also has smoke alarm, shelving, loft hatch and storage cupboard.

#### Inner hallway

Having parquet-style flooring, radiator, ceiling light point, smoke alarm, alarm panel, under-stairs cupboard and stairs leading off to the first floor.

#### Reception One 10'8"/15'11" x 11'10"/15'11" (3.26/4.87 x 3.63/4.87)

Having parquet-style flooring, double glazed UPVC French doors leading into the garden, UPVC double glazed window to the side aspect, feature fireplace, two radiators and CO detector,

#### Reception Two 9'11" x 11'10" (3.03 x 3.63)

Having parquet-style flooring, double glazed UPVC window to the rear aspect, radiator and ceiling light point.

#### Reception Three 13'5" x 11'10" (4.10 x 3.63)

Having parquet-style flooring, double glazed UPVC windows to the rear and side aspect, radiator and ceiling light point.

#### Kitchen 13'2" x 13'5" maximum (4.03 x 4.09 maximum)

Having tiled floor and part tiled walls, double glazed window to the front and rear, a range of wall and base units featuring a stainless steel sink and drainer unit with mixer tap and space for an oven. There is also an extractor fan, ceiling light point, pantry and door to the utility room.

#### Utility Room 10'0" x 8'5" (3.06 x 2.57)

Having tiled floor and part tiled walls, vinyl flooring, stainless steel sink and drainer unit, double glazed window to the front and rear, wooden doors to the front and rear, oil boiler and door to the garage.

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#### Garage

Having power and light, double glazed window and a manual up and over door.

#### Stairs and Landing

Wooden stairs with double glazed windows to the side, carpet to the landing, with smoke alarm, two ceiling light points, radiator, loft hatch and doors off to the upstairs accommodation.

#### Bedroom Four 7'4" x 10'9" (2.25 x 3.28)

Having carpet, radiator, double glazed window to the side and ceiling light point.

#### Bedroom One 14'4" x 12'0" (4.37 x 3.66)

Having ceiling light point, radiator and double glazed window to the rear.

#### Bedroom Three 9'11" x 11'11" (3.04 x 3.64)

Having double glazed window to the rear, ceiling light point, radiator and carpet.

#### Bedroom Two 13'5" x 11'10" (4.11 x 3.63)

Having carpet, radiator, double glazed windows to the front and side, storage cupboard and ceiling light point.

#### Shower-room

Having vinyl flooring, push button W/C, hand wash basin, heated towel rail, ceiling light point and extractor fan. The shower-room also has and opaque double glazed window, enclosed shower cubicle with electric shower and shaving light and socket.

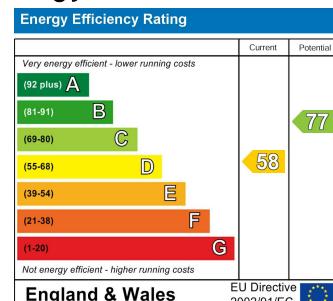
#### Bathroom 6'7"/10'8" x 10'5" (2.01/3.26 x 3.20)

Having vinyl flooring, part tiled walls, opaque double glazed window, radiator, heated towel rail and shaving light and socket. The bathroom also has a panelled bath, hand wash basin, push-button W/C, enclosed shower cubicle with mixer shower, extractor fan, ceiling light point and storage cupboard holding the solar water heater tank.

#### Garden and Outdoors

Being mainly laid to lawn, the rear garden has a range of tree and shrub borders, with mature fruit trees, a small pond and power-point. There is a carport at the front, with gated side access, and off-road parking for several cars.

#### Energy Performance Ratings



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