



**Leggett
& James**

The Vale of Evesham Property Experts



'Lizanne Cottage' Mill Lane,

Radford, Worcester, WR7 4LP

Asking Price £325,000



This is a rare opportunity to acquire a great prospect set in the 'Lenches', which is a stunning rural part of rolling Worcestershire countryside.

The property stands in an elevated position which allows for some delightful views and also has the benefit of a detached double garage.

There are two bedrooms, with a living room, an open plan kitchen/diner, cloakroom and bathroom, whilst outside provides off road parking and a lovely established garden with a southerly facing aspect.

Available with no onward chain, this is one not to be missed.



Entrance Porch

A double glazed door opens to the enclosed entrance porch which has two useful store cupboards and a further door to a WC.

A glass panel door opens to:

Entrance Hall

enjoying a feature wood block floor, a panel radiator, stairs to the first floor and doors to the kitchen and living room.

Living Room 14'2 x 12'7 max 9'3 min (4.32m x 3.84m max 2.82m min)

having a double glazed window to the rear and a door opening to the rear garden, a stunning wood block floor, radiator and an open style fireplace.

Kitchen Diner 20'9 x 7'6 (6.32m x 2.29m)

with double glazed windows to the side and rear, a cooker point, cupboards and a single drainer sink. There is also a useful walk in pantry cupboard which houses a wall mounted 'Worcester' gas combination boiler.

First Floor Landing

having doors leading off to:

Bedroom One 19'3 x 9'3 (5.87m x 2.82m)

having a double glazed window to the rear, a panel radiator and fitted wardrobes.

Bedroom Two 12'9 x 8'3 (3.89m x 2.51m)

with double glazed windows to the front and side, a panel radiator and a built in store cupboard.

Bathroom

with an obscure double glazed window to the side, a radiator and a suite comprising a low level WC, a pedestal wash basin and a panel bath.

Outside

The property enjoys gardens to the front, side and rear along with a Detached Double Garage: 14'5 x 14'5 enjoying an electric roll up door, power and lighting. At the front of the property there is a gravel area of off road parking, which gives way to lawn enclosed by established hedging and giving access to the entrance porch.

A pathway leads along the side of the house with established well stocked borders, which open into the rear garden. This enclosed space enjoys a pleasing southerly facing aspect and is set out to lawn, shrub borders all edged by mature hedging.

Referrals

We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

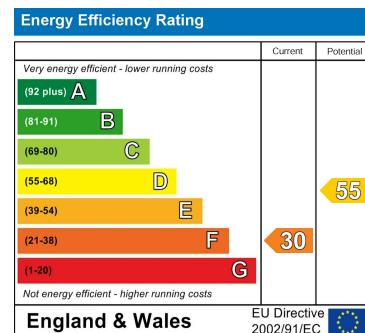
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.