



**High Street, Feckenham**  
**Offers In The Region Of £450,000**





# High Street, Feckenham

## DESCRIPTION

LOCATED IN THE HEART OF THE HIGHLY DESIRED VILLAGE OF FECKENHAM, THIS THREE BEDROOM COTTAGE CREATES AN EXTREMELY WELL DESIGNED AND PRESENTED HOME, PERFECT FOR A FAMILY BOASTING CHARACTER AND CHARM.

THE PROPERTY COMPRISES OF A LARGE KITCHEN/DINING ROOM CREATING A FANTASTIC FAMILY ROOM, GOOD SIZED YET COSY LIVING ROOM WITH LOG BURNER LEADING TO THE REAR GARDEN, OPEN HALLWAY USED AS A STUDY AREA, DOWNSTAIRS WC, MASTER BEDROOM WITH BUILT IN STORAGE, TWO FURTHER DOUBLE BEDROOMS AND A SPACIOUS FAMILY BATHROOM WITH A SEPARATE BATH TO SHOWER. OUTSIDE BENEFITS FROM A PRIVATE REAR GARDEN WHICH IS MAINLY LAID TO LAWN WITH A PATIO AREA.

FECKENHAM IS THE PERFECT PLACE TO CREATE THE IDYLIC FAMILY LIFESTYLE. SURROUNDED BY THE BEAUTIFUL WORCESTERSHIRE COUNTRYSIDE WITH ITS WELL REGARDED VILLAGE SCHOOL AND NURSERY, VILLAGE SHOP, TWO PUBS, CRICKET CLUB AND FOOTBALL CLUB - THE WARM AND WELCOMING COMMUNITY IS HARD TO MATCH. JUST 4 MILES (6 KM) SOUTH-WEST OF THE TOWN OF REDDITCH AND 11 MILES (18 KM) EAST OF THE CITY OF WORCESTER AND WITHIN EASY REACH OF THE M42 & M5, THE VILLAGE IS IDEAL FOR COMMUTERS AND COULD BE SEEN THE PERFECT LOCATION TO LIVE IN ENJOYING BOTH ELEMENTS OF RURAL AND URBAN LIVING.

### Kitchen

9'7" x 22'7"

### Dining Room

9'8" x 10'5"

### Living Room

17'4" x 15'3"

### Hall

### WC

### Master Bedroom

9'8" x 13'10"

### Bedroom Two

9'7" x 13'10"

### Bedroom Three

9'8" x 11'9"

### Bathroom

6'5" x 11'9"











## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

0152760889

7 Church Green East, Redditch, B98 8BP

redditchsales@hunters.com