

Cottage 1

Cottage 2



## No 1 The Gallies

Main Road, Ombersley, Worcestershire, WR9 0DS

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## Key Features

- Freehold with vacant possession.
- Traditional residential terraced cottage
- Two bedrooms. Off road parking and decked rear garden
- Excellent down sizing or starter home opportunity
- All interested parties should contact Steph Russell on 0121 353 2757 or [steph@matthewphillipssurveyors.co.uk](mailto:steph@matthewphillipssurveyors.co.uk) for further information or to arrange viewings.

## Location

Ombersley is an attractive village in the Wychavon district of Worcestershire located close to the A449 trunk road and approximately 10 minutes from Junction 6 of the M5 motorway.

The City of Worcester is 6 miles to the south and Kidderminster is 9.5 miles north.

The property is situated in the village centre with main road frontage, close to the junction with the A4133 and adjoining the Cross Keys village pub.

## Description

A two storey brick built part rendered terraced cottage under a pitched tile roof with a rear single storey flat roof extension.

Side access to off road gravelled parking at the rear with a private enclosed decked garden area. The seller owns additional land to the rear which is excluded from the sale.

## Accommodation

### Ground Floor

Main entrance from the rear parking area to hallway and reception area with toilet/cloaks area, feature fitted kitchen with breakfast bar in open plan with dining area and workspace, separate front lounge.

### First Floor

L-shaped landing to double bedroom, single bedroom and bathroom with wash basin and wc suite and bath with shower over.

Floor plans of the property are included.

## Tenure

The property is offered for sale on a freehold basis with vacant possession.

Please note that:-

- i) The Vendor owns both No1 and No2 The Gallies and additional rear land in a single Freehold Title, as shown edged red on the Land Registry extract. If the cottages are sold individually then separate Title to each will need to be created. Mutual rights for access and parking, and any other necessary purposes would be reserved in each title.
- ii) The Vendor has excluded from the sale the land to the rear of the cottages as shown edged blue on the overhead image included. This land may be available for purchase by separate negotiation.
- iii) The Vendor will reserve rights over the land edged red and blue on the overhead image for rights of access and other purposes.

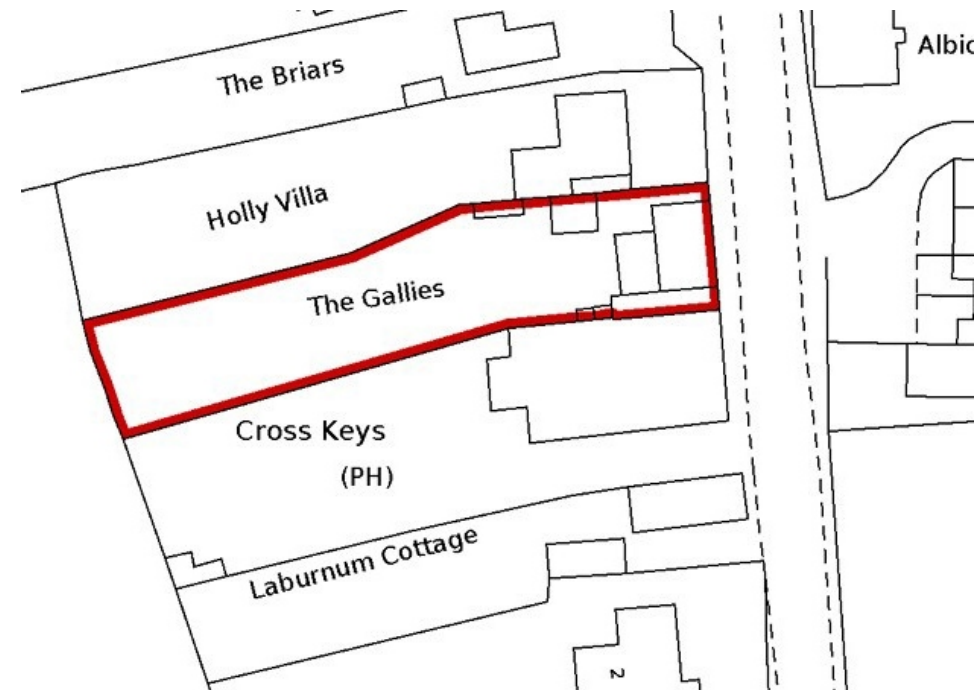
Further information is available on request.

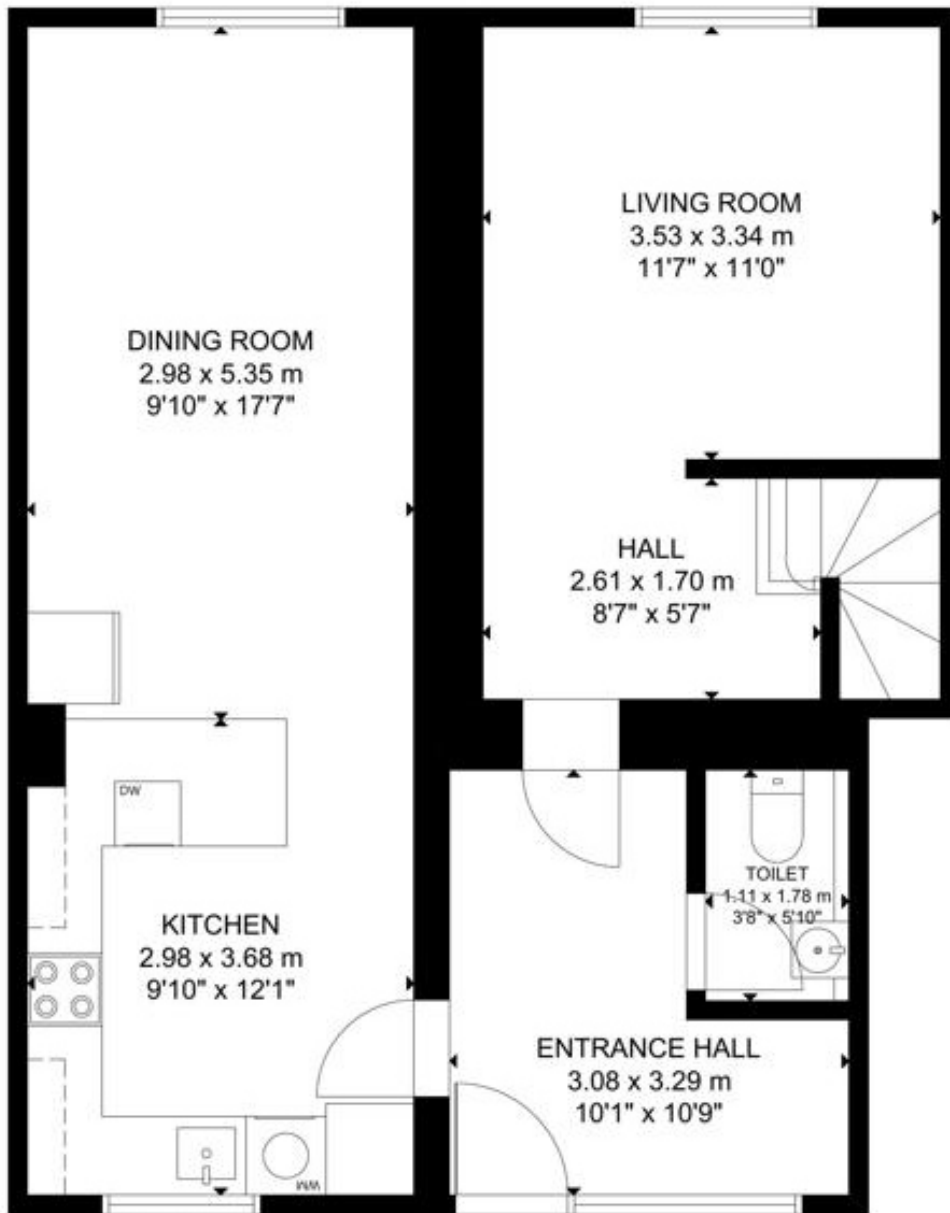
## Services

Mains electricity, water and drainage are connected to the property. Heating has previously been provided by wall mounted electric heaters. Interested parties should note that there has been no testing of any of the service installations.

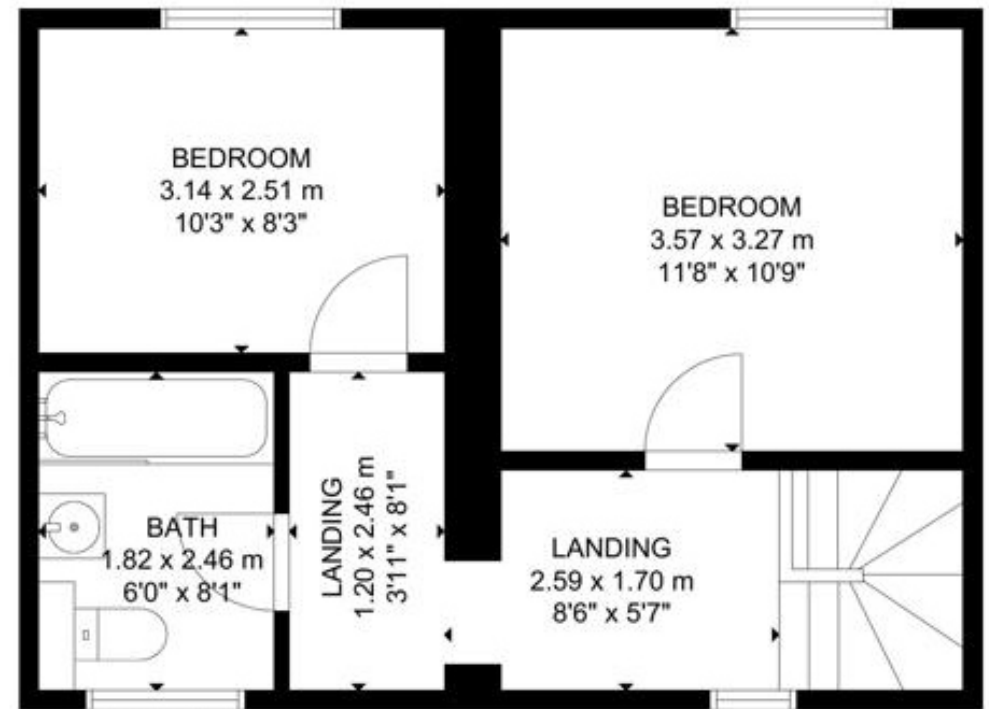
## Fixtures and Fittings

The property is sold on an unfurnished basis. The Vendor provides no warranty as to the condition or safety of any items remaining at the property on the date of completion.





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 98 m<sup>2</sup>/1,051 sq ft  
GROUND FLOOR: 61 m<sup>2</sup>/657 sq ft, FIRST FLOOR: 37 m<sup>2</sup>/394 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.







### **Business Rates**

The property is within Council Tax Band C and the current charge is £1,850.29

### **EPC**

An EPC will be made available to inspect. The property has an EPC rating of Band E.

### **Terms**

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

### **Money Laundering**

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

**For more information or to book a viewing please contact:**

**Steph Russell**

0121 353 2757 or [steph@matthewphillipssurveyors.co.uk](mailto:steph@matthewphillipssurveyors.co.uk)

The Agents for themselves and for the Vendors or Lessors of the property(ies) confirm that: a) The sales particulars are produced for the guidance of interested parties and do not constitute any part of any offer or contract. b) Although believed to be correct, the accuracy of all descriptions and details is not guaranteed and should not be relied upon by intending purchasers or lessees who should satisfy themselves by inspections and enquiries as to their correctness. c) The Agents do not have any authority to make any representation or warranty whatever in relation to the properties or businesses to which these sales particulars relate.  
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