



**Allan Morris**  
estate agents

**Shoulton Lane, Hallow,  
Worcester.**



## 2 Clayhill Cottages, Shoulton Lane, Hallow, Worcester. WR2 6PU

### Features

- In need of modernisation throughout
- 3 Bedroom semi detached Cottage
- Sought after location
- Potential to extend (subject to Planning and requirements)
- Dining Room with open fire
- Mature rear garden in excess of 100 ft.

'2 Clayhill Cottages' offers a wonderful opportunity to acquire and renovate this three bedroom semi detached Cottage, situated within this sought after area, with Hallow close by, having local schooling and amenities, to include village Public House, shop and cafe, with Worcester City and major transport links within easy reach.

Accommodation briefly comprises: Hallway, Dining Room/Reception to front elevation with open fireplace, Sitting Room to the rear, which is of a good size with built-in cupboards and fireplace, Kitchen and downstairs Bathroom with W.C. next door. On the first floor: Bedroom 1 to front elevation overlooking fields and with original cast iron fireplace, Bedroom 2 to the rear, with original cast iron fireplace and further Bedroom 3 also to the rear.

Outside: To the front is a pathway and garden. The pathway continues to the side and rear, which has a large garden in excess of 100 ft., with mature trees, shrubs and bushes. To the very far end is a dilapidated building and 2 greenhouses.







### Directions:

From Worcester City centre, proceed over the bridge past the Cricket Ground, taking the far right lane. At the next set of traffic lights take the left hand lane, following it around onto the Hylton Road. Continue along onto the Hallow Road and into the village of Hallow. Turn left after the Crown Public House, Broadheath Lane and then immediately right into Shoulton Lane. Continue along, where number 2 will be found on the left hand side, as indicated by our For Sale board.

WAM 7299

### Useful Information:

Tenure: Freehold

EPC Rating: F

Council Tax Band: C

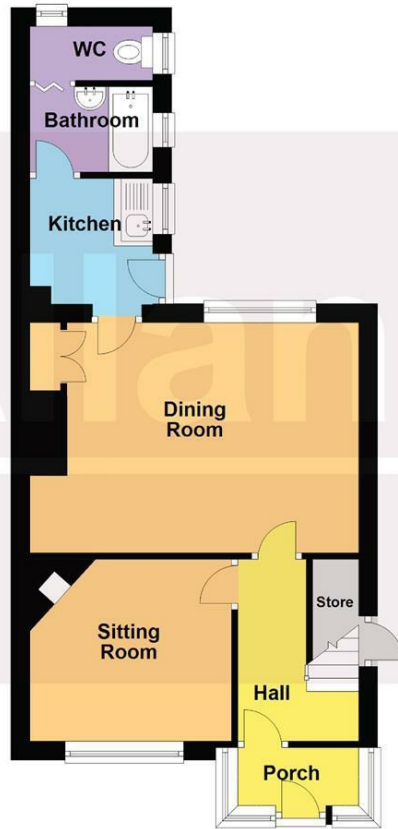






### Ground Floor

Approx. 45.8 sq. metres (493.4 sq. feet)



### First Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



Total area: approx. 80.5 sq. metres (866.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

### Floorplan Measurements:

DINING ROOM / RECEPTION:

10'9" x 9'6"

SITTING ROOM:

17'0" into recess x 12'1"

KITCHEN:

7'2" x 6'6"

DOWNSTAIRS BATHROOM:

6'6" x 4'7"

SEPARATE W.C.:

6'6" x 26'2"

BEDROOM 1:

17'4" into recess x 9'6"

BEDROOM 2:

12'9" x 8'2"

BEDROOM 3:

9'2" x 8'10"

### General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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