



3 THE WILLOWS

CURSLOW LANE, SHENSTONE, KIDDERMINSTER, DY10 4DX

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SITUATION

3 The Willows enjoys a rural yet easily accessible location off Curslow Lane, a relatively short distance from the A442 Droitwich to Kidderminster Road. The property is situated approximately 3 miles from the popular north Worcestershire village of Chaddesley Corbett, providing

a range of local amenities including pubs, village stores, farm shop and the Chaddesley Corbett primary school. The property is well placed for commuting with good motorway access and railway stations at Kidderminster, Hagley and Blakedown.

DESCRIPTION

3 The Willows is a period semi-detached cottage providing accommodation over three floors and enjoying a pleasant rural outlook. The property is in need of some modernisation and refurbishment but offers huge potential for modernising and upgrading to create a fantastic country family home.

A reception hall leads to a relatively basic kitchen area with bathroom off. There are two reception rooms, one with a log burning stove and access to a pleasant garden room overlooking the spacious mature gardens to the rear of the property.

On the first floor there are two bedrooms which enjoy views over the neighbouring farmland. The second floor is currently utilised for storage but offers potential as a third bedroom.

Outside the property enjoys lovely spacious gardens and benefits from a gravelled parking and turning area. There is also a brick and tile outbuilding to the rear providing useful storage space.



SERVICES

Mains electric and water. Septic tank drainage.

TENURE

The property is freehold and vacant possession will be available on completion.

FIXTURES AND FITTINGS

Only those items described in these sales particulars are included in the sale.

BOUNDARIES, ROADS AND FENCES

The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the Vendors, nor their Agents will be responsible for defining ownership of the boundary hedges or fences.

RIGHTS OF WAY, EASEMENTS & COVENANTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these particulars or not.

LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, DY11 7WF

COUNCIL TAX BAND

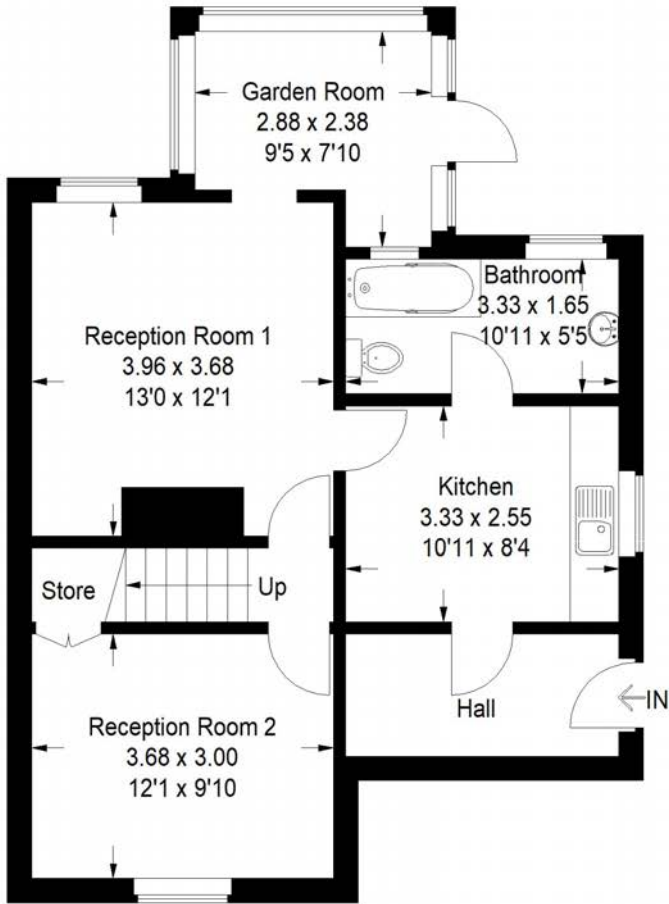
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VIEWING

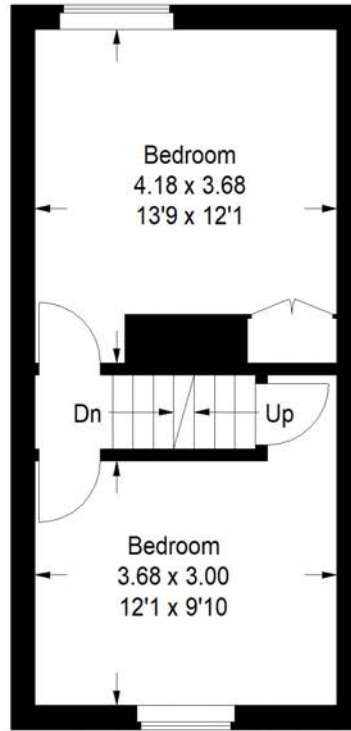
Strictly by appointment via the Sole Agents on 01905 672 072.

3 The Willows, Curslow Lane

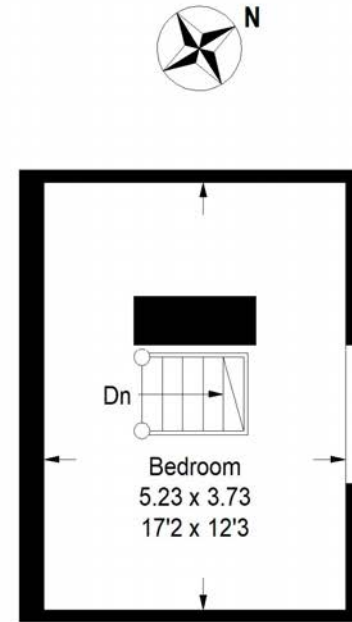
Approximate Gross Internal Area
109.5 sq m / 1179 sq ft



Ground Floor



First Floor



Second Floor

This plan is for guidance only and must not be relied upon as a statement of fact.

PLEASE NOTE: Lovatt & Nott Ltd give notice that: The particulars are produced in good faith and are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Lovatt & Nott has any authority to make or give representation or warranty on any property. Photos taken September 2022.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			