



LexAllan

local knowledge exceptional service

Arthede Revived Sheepwash Lane, Wolverley,
Kidderminster, DY11 5SE

Available for the first time on the open market since 1932 is this extraordinary opportunity to create a 'grand design' to a purchasers specific unique requirements (subject to planning permission) in one of THE MOST desirable rural plots to have become available locally in decades. Currently the accommodation delivers a detached two bedroom bungalow with outbuilding which sit prominently on an extensive plot in this glorious private yet accessible location. Interested parties to register their interest early - viewings are strictly by appointment only.

Approach



The property is accessed from Sheepwash Lane over it's on private bridge leading you past the beautifully maintained lawn with driveway providing ample off road parking for numerous vehicles.

Entrance
The front door access opens into the dining area of the kitchen diner.

Dining Area
12'0" x 10'2"



Door to the sun room and sitting room, single glazed window to side and another over looking the generous lawn and radiator.



Kitchen Area
12'0" x 7'2"



Inset stainless steel sink top with drainer built into rolled edge laminate work top, range of wall and base units, space for fridge freezer and cooker, door to living room.

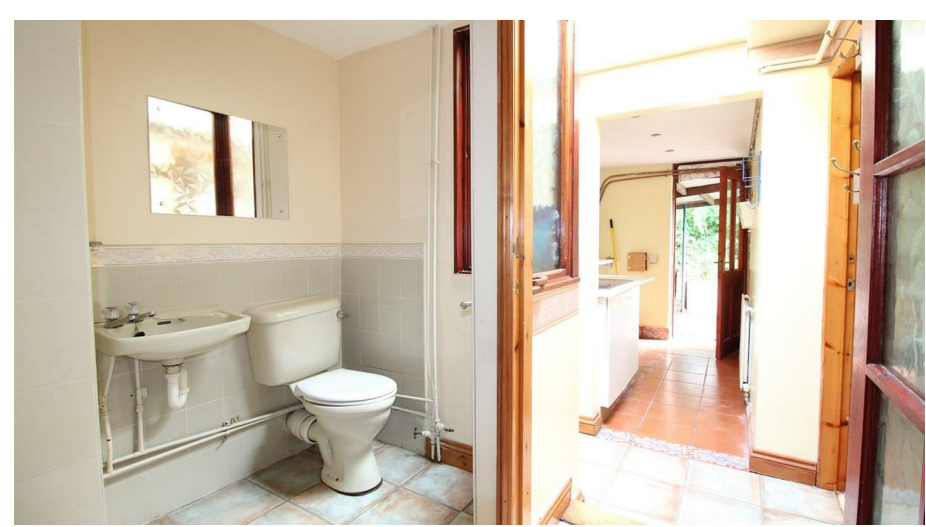
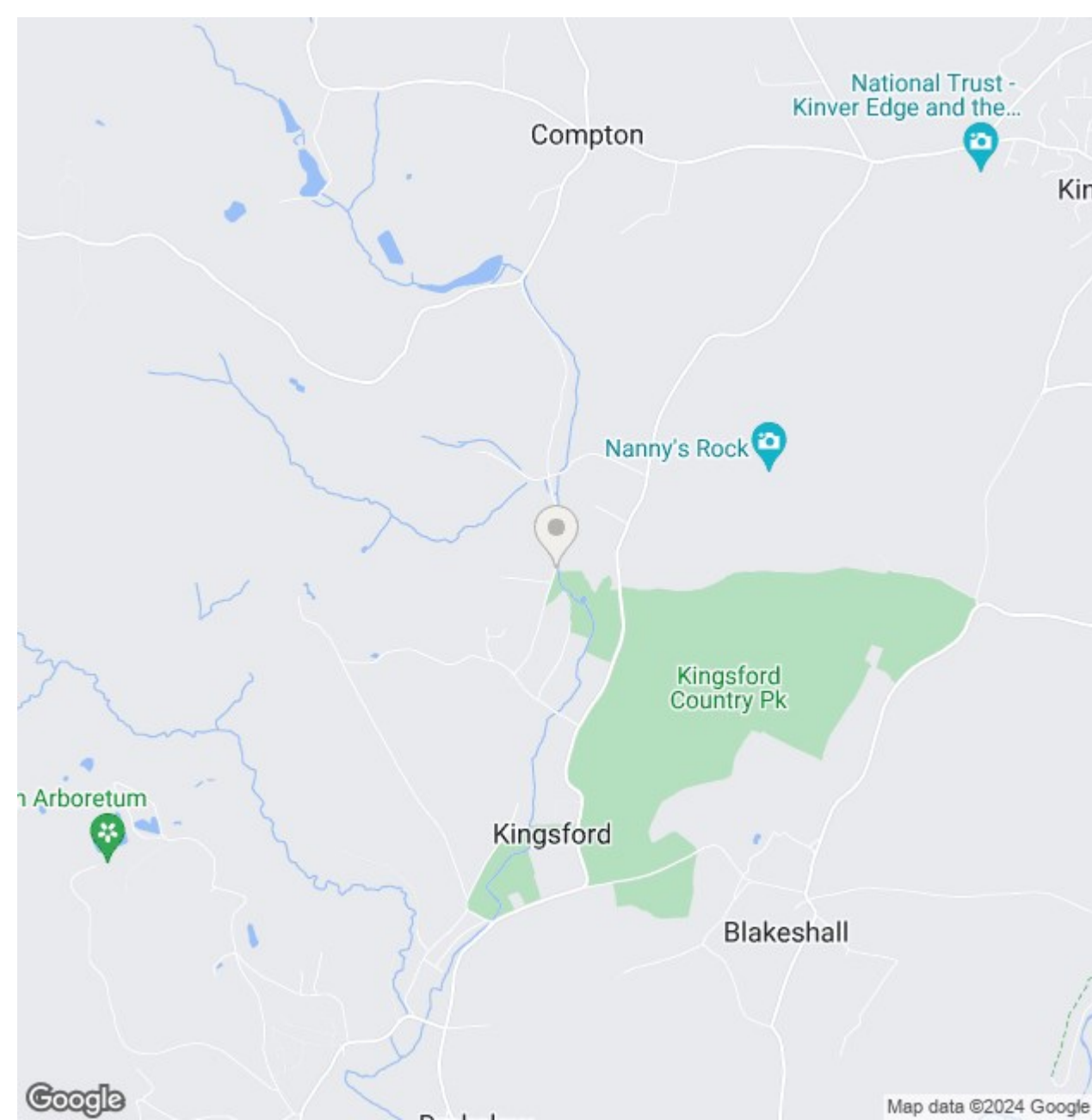
Sun Room
15'1" x 10'5"



Doors opening into decking area which over looks the lawn, double doors into the living room, single glazed window and radiator.









GROUND FLOOR



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	76		
41	41		

Energy Efficiency Rating Legend:
 A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)
 Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating Legend:
 A (01-07), B (08-16), C (17-24), D (25-32), E (33-40), F (41-48), G (49-56)
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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