

2000

1947

By order of the Owner.Particulars.LOT 1.

The Delightfully situated Small Freehold Country Residence

KNOWN AS

ROCK MOUSE

SHRAWLEY, Near WORCESTER

fronting the main Stourport-on-Severn-Holt-Worcester Road, with frequent services of omnibuses, a short distance from the New Inn, $4\frac{1}{2}$ miles from Stourport-on-Severn and 9 from Worcester. The River Severn is about $\frac{3}{4}$ mile distant and Shopping and other facilities are available locally.

The Property occupies an extremely pleasant and sheltered position in one of the best parts of Worcestershire with attractive views over Astley and the surrounding countryside.

It comprises a

Well-built Double-fronted House

of imposing appearance with red brick elevations and tiled roof, in a good state of repair throughout and having the following accommodation, all of which is light and pleasant:—

On the Ground Floor:

SMALL ENTRANCE HALL, attractive DINING ROOM 13-ft. 9-in. x 11-ft. 6-in. with rustic brickette fireplace, two sets of recessed cupboards and oak timbered ceiling, SITTING ROOM 14-ft. x 13-ft. 9-in. with rustic brickette fireplace and exposed oak beam, KITCHEN 14-ft. x 11-ft. 6-in. with portable range, set of cupboards and exposed oak beam (a flue has been built in for an A.G.A. Cooker), Rear Hall, SCULLERY with white glazed sink, STOREROOM.

On the First Floor:

Three well-proportioned BEDROOMS 14-ft. x 14-ft., 17-ft. x 13-ft. 9-in. and 14-ft. x 12-ft. each having firegrate; BOXROOM suitable for conversion to a Bathroom at little expense.

Outside:—Privy, etc. Plans for the site of a Garage at the rear of the Property have been approved by the Local Authority.

Water is from a well with pump but a scheme has been prepared for providing mains water in the area. A Telephone line is close at hand and electricity will be available at a later date.

ATTRACTIVE PLEASURE GARDEN

having ornamental lawns, rockeries, flower beds, herbaceous borders, etc., the whole well-stocked with bulbs, rock plants and flowers and a

PRODUCTIVE KITCHEN GARDEN

with a number of Plum, Damson, Apple and Pear Trees.

VACANT POSSESSION ON COMPLETION.

Also included in the Sale is the adjacent pair of half-timbered BLACK and WHITE COTTAGES each containing KITCHEN, PANTRY, COALHOUSE, and one BEDROOM and let to Mrs. Amies and Mr. Dawson on weekly tenancies to produce

£10 : 10 : 0 per annum

Tenants paying rates.

Small Tithe Redemption Annuity.

View by Production of these Particulars from 2 p.m.-8 p.m. daily excluding Mondays & Tuesdays.

NOTE.