

AP MORGAN



Pear Tree Way, Droitwich
Offers in Excess of £550,000

Features:

- Stunning detached family residence
- Highly desirable & modern residential location
- Four generous double bedrooms
- Stylish open plan kitchen/dining room & utility
- Spacious lounge & separate formal dining room
- Family bathroom, en-suite & ground floor W/C
- Attractive gardens, driveway & double garage
- EPC - D

Description:

A beautifully presented, and spacious, four double bedroom, detached family residence; situated in a desirable and modern residential area of Wychbold, Droitwich; convenient for commuting to Birmingham and Worcester, the national motorway network and the facilities of both Bromsgrove and Droitwich Spa. The enviable frontage of the property is approached via a tarmacked driveway for off road parking; double garage accessed by a remote operated electric garage door; manicured lawns to the side with mature hedgerow; and a canopy porch over the front door. Once inside, the well-appointed accommodation briefly comprises: reception hallway giving off to a ground floor guest W/C and stairs rising to the first floor; generous lounge with feature coal effect gas fireplace with marble surround; formal dining room with views to the rear aspect; generous open plan kitchen/dining room fitted with a range of fitted wall and base units, solid granite worktops, integrated fridge, freezer, dishwasher, space for a range style cooker, open dining/entertainment space, and access to a separate utility/laundry room. Rising upstairs, the first-floor gallery landing has doors that radiate off to: master bedroom with en-suite shower room; generous double bedrooms two, three and four; and a four-piece family bathroom with bathtub and separate shower enclosure. In addition, all bedrooms benefit from built in wardrobe storage. To the rear of the property enjoys an attractive manicured garden, laid to an initial pave patio seating area, to lawn with well stocked planted borders, summer house, timber fenced boundaries, side access gate and bin store area with external power socket, and a large timber store shed which runs down the side of the property. Furthermore, the property benefits from: gas fired central heating and double glazing throughout; solid oak doors throughout; solid oak floor laid in the lounge and dining room; and a partially boarded loft space with fitted light and ladder. The property is situated in a desirable village location between Bromsgrove and Droitwich Spa, having access to good local amenities including a popular village first and nursery school. The location is popular for commuters with its ease of access to the Midlands motorway network at the M5 junction nearby and across to the Birmingham conurbation. The villages of Upton Warren and Stoke Prior are within easy reach, being popular for canal walks, activities and equestrian pursuits. A wider variety of amenities, shops and schooling can be found nearby in Bromsgrove, Droitwich and Worcester City centre.



Details:

Reception Hallway

Ground Floor W/C

Lounge

17' 1" x 11' 11" (5.20m x 3.63m)

Dining Room

10' 1" x 11' 11" max into doorway (3.07m x 3.63m)

Open Plan Kitchen/Dining Room

17' 1" x 22' 1" (5.20m x 6.73m) both max

Utility Room

5' 5" x 9' 3" (1.65m x 2.82m) both max

Double Garage

17' 6" x 15' 9" (5.33m x 4.80m) both max

First Floor Landing

Master Bedroom

14' 7" to front of wardrobes x 15' 0" (4.44m x 4.57m)

En-suite Shower Room

10' 7" x 4' 9" (3.22m x 1.45m) both max

Bedroom Two

13' 10" x 11' 11" (4.21m x 3.63m) to front of wardrobes

Bedroom Three

11' 8" to front of wardrobes x 11' 10" (3.55m x 3.60m)

Bedroom Four

12' 2" x 9' 5" to front of wardrobes (3.71m x 2.87m)

Family Bathroom

6' 3" x 9' 8" (1.90m x 2.94m) both max

EPC Rating: D

Council Tax Band: G (tbc by solicitors).

Tenure: Freehold (tbc by solicitors). **For more information or to arrange a viewing, please call us on 01527 910 300.**



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Property to sell?

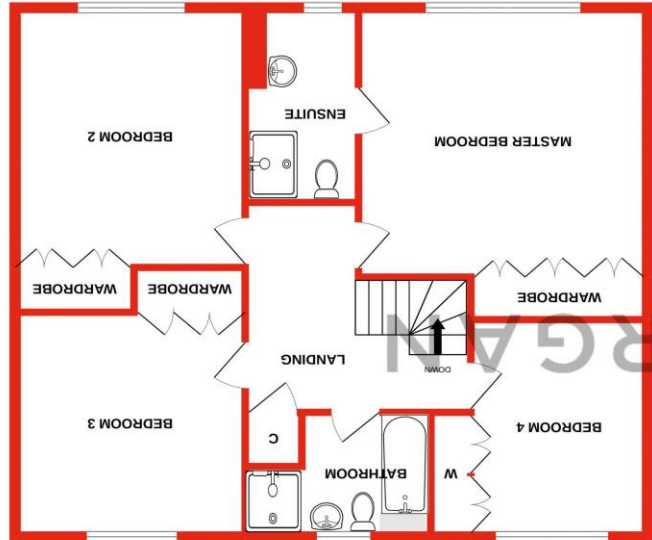
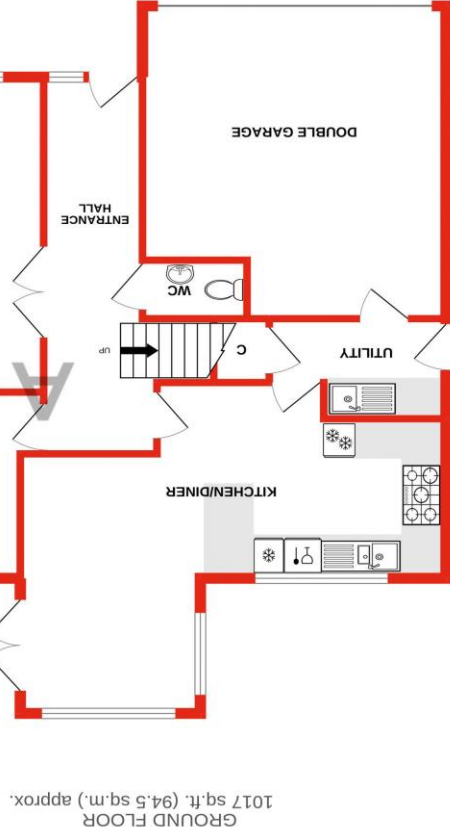
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



TOTAL FLOOR AREA : 1954 sq.ft. (181.5 sq.m.) approx.
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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