



Myatt Road

Offenham, WR11 8SB



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A spacious and well-presented family home in a popular Worcestershire village location

Introducing this lovely three-bedroom family home, located in a desirable and peaceful village setting. As you approach the property, you will be greeted by a front driveway bordered by a neatly paved path, inviting lawns, and lush Laurel hedge plants, creating a delightful first impression.

Stepping through the entrance porch, natural light fills the space, thanks to its large windows. The generous living room boasts a charming fire surround, perfect for cosy evenings. Adding to the warm ambience, a wood burner provides a focal point and a welcome source of heat during the colder months.

Sliding glazed doors connect the living room to the dining room, where views of the rear gardens can be admired. This space is ideal for hosting memorable gatherings, as it seamlessly combines indoor and outdoor living.

The kitchen is equipped with a range of fitted units, ensuring ample storage space for all your culinary needs. Adjacent to the kitchen lies a convenient utility room and a separate W.C. A further reception room provides a versatile extra bedroom or a flexible space to suit your lifestyle needs.

Upstairs, the first floor hosts three well-proportioned double bedrooms, each offering a tranquil retreat. These bedrooms are accompanied by a neatly presented family bathroom.

The rear gardens have been thoughtfully landscaped to create a blend of functional space and natural beauty. Designed with a combination of lawns, a paved patio area, and a designated BBQ/

alfresco dining and entertaining space, this outdoor haven allows you to fully embrace the joys of relaxation and outdoor living.

Situated a short walk away from the village shop and Post Office, as well as the delightful local pub, this property offers a convenient lifestyle within a friendly community. Families will appreciate the close proximity to excellent schools, including the esteemed Offenham CE First School.

To arrange your viewing of this attractive village home, please contact our friendly sales team today.

Useful Information

Tenure - Freehold
Council Tax - Band C,
payable to Wychavon District Council

Important Notes

Planning enquires concerning the property and surrounding area can be made with Wychavon District Council at www.wychavon.gov.uk

Environmental enquires concerning the property and surrounding area can be made with Environment Agency at www.environment-agency.gov.uk and general information can be found at www.google.com/earth

Broadband inquiries at the property concerning its availability and estimated strength and download speeds can be made with bt.com



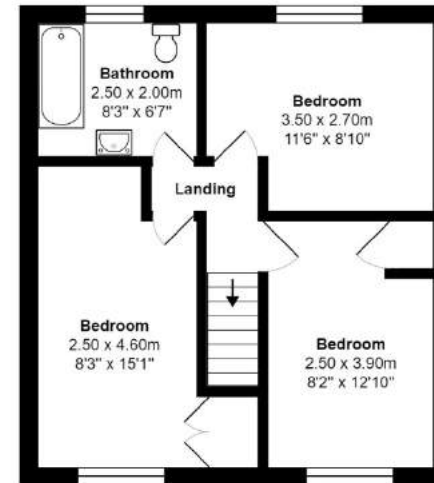
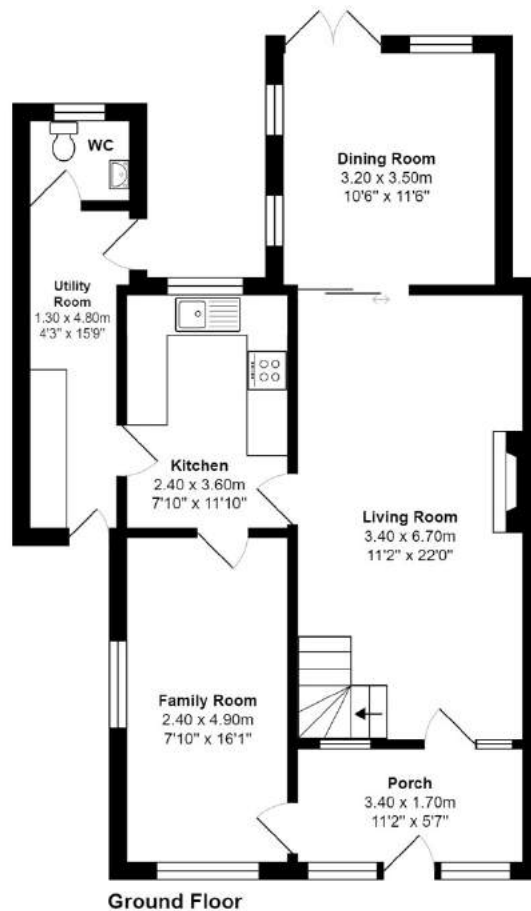
Important Notes (Continued)

Misrepresentation Act: These particulars are prepared with care but are not guaranteed and do not constitute, or constitute part of, any offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the seller nor Johnsons shall be responsible for statements or representations made. The seller does not make or give, and neither Johnsons nor any person in their employment, has any authority to make or give any representation or warranty in relation to this property.

We endeavour to make the sales details accurate, if there is any matter(s) that is particularly important to you, please check with us prior to travelling any distance to view the property. Johnsons are unable to comment on the state of repair or condition of the property or confirm that any services equipment or appliances are in satisfactory working order. Reference to tenure is based upon information supplied by the vendor. Fixtures and fittings not included.

Please note that offers made on this property may be qualified by a mortgage broker, in order to demonstrate due diligence on behalf of our clients. Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, including mortgage brokers, if instructed.

To view this property call Johnsons Property Consultants on **01386 761515**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Total Approx Area: 120.0 m² ... 1291 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.

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 the operability or efficiency can be given.

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 www.johnsons-property.co.uk



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