



Pearwood  
Moseley Road | Hallow | Worcestershire | WR2 6NL

FINE & COUNTRY

A three bedroom, detached barn conversion finished to a high standard featuring a fabulous open plan kitchen, living, dining area with three sets of bi-fold doors leading onto the patio and garden. Pearwood is situated in Hallow on the outskirts of Worcester benefiting from easy access to local amenities and transport infrastructure.

**Ground Floor:**

Bedroom 1  
Family bathroom  
Large storage cupboard  
Understairs storage cupboard  
Bedroom 2  
Open plan kitchen/living/dining area with three sets of bi-fold doors leading onto the patio and Bosch fitted appliances.

**First Floor:**

Main bedroom with shower ensuite

**Outside:**

Gravel parking for 2 vehicles  
Shared gravel driveway  
Entertaining, covered patio  
West facing private, lawned garden







# LOCATION

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The settlement of Moseley, along with its bedfellow Monkwood Green, lies within the civil parish of Grimley, bordering the western banks of the River Sever within the Malvern Hills district of the county of Worcestershire. This predominately rural and thriving agricultural area is served by a village shop at Hallow (4 miles) and the excellent Top Barn Farm Shop (3 miles). Ombersley (6 miles) to the east across the river is well served with local amenities including shops, public houses and a regionally renowned butcher (Checketts of Ombersley).

Pearwood is close to the Holt Bridge Severn crossing giving excellent access to the M5, Birmingham International Airport and the M40 and M42 motorways. It has ready access to a number of important regional centres, including the county town and cathedral city of Worcester to the south (6 miles), Birmingham city centre to the north east (32 miles), and Cheltenham to the south (32 miles).

Fast access to London is best via Birmingham International Railway Station, adjacent to the International Airport, on the "Pendolino" service; currently 1 hour and 10 minutes, terminating at London Euston. London Heathrow airport is 122 miles, Birmingham international airport is 38 miles, Gloucestershire airport is 39 miles, Shobdon aerodrome (to the west in Herefordshire) is 33 miles and Wolverhampton Business Airport is 28 miles. The Worcester Parkway Station increases both the capacity and speed of services further afield, including to Bristol and London.

Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of both maintained and independent establishments, allowing parents to select the right environment for their children's needs. There are primary schools at Grimley and Hallow from where children may progress to the highly regarded Chantry School at Martley. In the independent sector, the renowned Abberley Hall Preparatory School (8 miles) is very close to hand, as well as Winterfold House Preparatory School (15 miles) at Chaddesley Corbett. Worcester benefits from both The Kings Schools (preparatory and senior schooling) and Royal Grammar Schools. Major public schools with the county include Bromsgrove (17 miles), Malvern College and Malvern St James for Girls (14 miles). The university of Worcester also continues to expand and the city is increasingly recognised for its status as a focal point for higher education as well.





### Services, Utilities & Property Information

Mains electricity and water.

Private drainage via sewage treatment plant shared with 6 other properties.

Underfloor heating to the ground floor.

Air-source heat pump for first floor heating.

Driveway access is owned by Willow Barn - any maintenance will be a shared cost organised by them. Allocated parking for 2 vehicles. An estate rent charge, service charge or maintenance contribution of £100 per year is required for the maintenance of shared amenities.

Super-fast speed broadband – highest available download speed 68 Mbps & highest available upload speed 17 Mbps.

4G mobile phone coverage.

### Tenure

Freehold

### Local Authority

Malvern Hills District Council

Council Tax Band F

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111

### Website

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

### Opening Hours

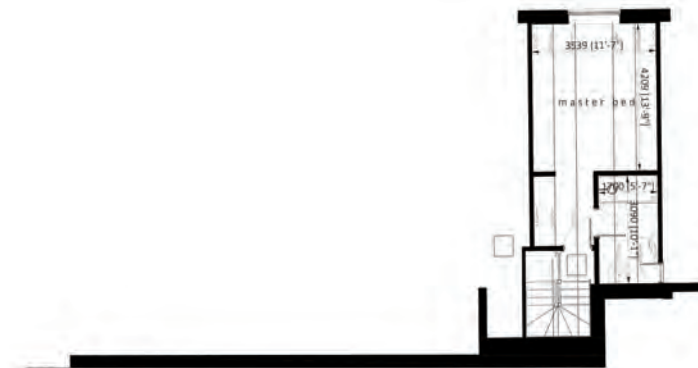
Monday to Friday

9.00 am - 5.30 pm

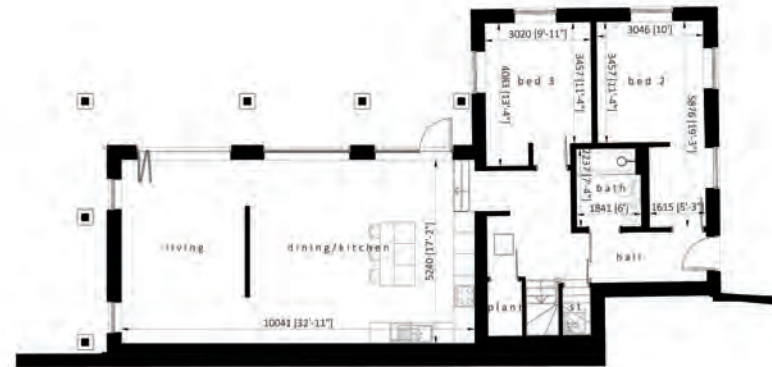
Saturday

9.00 am - 1.00 pm





first floor plan



ground floor plan



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No: 08775854. VAT Reg No: 178445472 Head Office Address: 1 Regent Street Rugby CV21 2PE. Printed 18.01.2024



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