






22 Pear Tree Way
Wychbold, WR9 7JW

Andrew Grant

22 Pear Tree Way

Wychbold, WR9 7JW

4  2  2 

An immaculate four-bedroom family home situated in a sought-after residential development, in Wychbold.

Key features

- Immaculately presented home
- Popular village with excellent amenities
- Sociable open plan kitchen/dining room
- Utility/laundry room
- Four double bedrooms
- Master with Victorian-styled ensuite
- Mature rear garden
- Summerhouse
- Double Garage
- Driveway parking

Freehold / 1,940 sq. ft.





This wonderful property offers the perfect blend of comfort and convenience. Featuring a welcoming entrance hallway, a bright sitting room, a charming dining room, and an open-plan kitchen/dining area, it caters to modern family needs.

The master bedroom and three additional double bedrooms offer ample space, while the rear garden with a sociable patio and summerhouse completes this delightful home.

As you approach the property, you are greeted by a large, canopied porch, a driveway providing ample parking space, and a double garage. The garden is mainly lawned and includes feature trees, borders with flowering shrubs, and a mature hedge, which offers privacy.



Entrance

Entering the home through a leaded glazed door, you find yourself stepping into a wide and welcoming entrance hallway with glazed doors radiating off to the reception rooms and a staircase leading to the first floor.

Guest cloakroom

The Victorian-style suite comprises a pedestal washbasin and WC. It also features detailed tiled flooring and wall tiling.



Sitting room

Leading off the reception hallway through glazed double doors is the generously sized sitting room. This is a bright room with a window overlooking the private front garden.

It boasts a feature fireplace with granite insets and hearth, equipped with a coal-effect living flame gas fire. The warm oak flooring extends into the dining room, which is accessed through further glazed double doors.



Dining room

The dining room enjoys a lovely aspect to the rear, allowing you to appreciate the well-planted garden, and has French doors providing direct access to the patio. This wonderful room also features oak flooring.



Kitchen/dining room

This sociable space is ideal for family mealtimes or entertaining. This pleasant space offers plenty of windows and further French doors to enjoy the pretty rear garden.



The kitchen has a good amount of fitted wall and base cabinets, boasting granite worktops and colourful wall tiling. It is equipped with a stainless-steel cooking range, an overhead canopy extractor, an integrated fridge, a separate freezer, and an integrated dishwasher. The ceramic tiled floor extends throughout the area.





Utility/laundry room

Situated off the kitchen, this room includes plumbing and space for a washing machine and tumble dryer, as well as housing the combination boiler. There is a sink, fitted wall units, and a very useful storage cupboard. The ceramic tiled floor provides easy maintenance. There is access to the side entrance door and a door leading into the integral garage.

Integral garage

This good-sized double garage features a remote-operated electric door.

Master Bedroom

The lovely staircase leads around and up onto the large galleried landing, which provides access to four spacious double bedrooms.

This generous-sized room boasts a large dormer window overlooking the front garden, creating a fabulous space. Features include a run of three built-in double wardrobes, offering plenty of storage.

The Victorian-style suite features an obscured glazed dormer window. There is a double fully tiled built-in shower enclosure, a pedestal washbasin, a WC, and a wall-hung mirrored cabinet. The flooring and wall tiles are decorative, with dado detail.





Bedrooms two, three and four

Bedroom two is a front-facing large double bedroom enjoys garden views and features two double built-in wardrobes.

Bedrooms three and four are both generous-sized double rooms are rear-facing and benefit from built-in wardrobes.





Family bathroom

The Victorian-styled fully fitted suite comprises a bathtub, a large, fitted shower enclosure, a pedestal washbasin, and a WC. This room also includes an obscure-glazed window and decorative tiled flooring and wall tiles.

There is a spacious airing cupboard providing additional storage.



Gardens

The rear garden offers a sociable wrap-around paved area with two large patios, providing a pleasant space for enjoying the garden or al fresco dining. Features include a shaped lawn and beds with a silver birch tree and various flowering shrubs and plants, offering a good amount of privacy.

There is a sweet summerhouse with glazed doors, which could be converted into a lovely studio. Additionally, there is a useful garden shed, an outside tap, a side access gate, and a bin storage area.



Services

The property is double glazed throughout and offers a fully serviced alarm system. It is gas centrally heated and connected to mains services.

Council tax band - G

Location

This spacious and immaculately presented four-bedroom family home is situated within a much sought-after residential development in the popular village of Wychbold. It offers excellent local amenities, including pubs, schooling, doctors, and a health club.

Additionally, it has easy access to the national motorway network, as well as good commuting links to Worcester, Bromsgrove, and Droitwich. Being close to popular villages and countryside walks, it offers the best of both worlds.



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

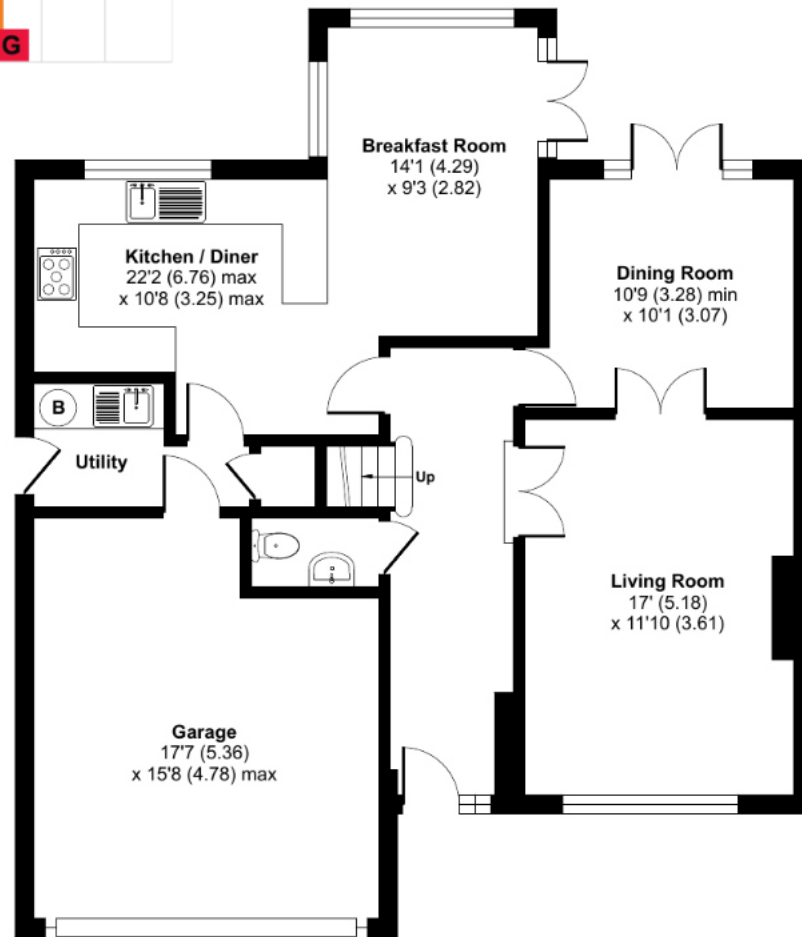
22 Pear Tree Way, Wychbold, WR9 7JW

Approximate Area = 1906 sq ft / 177 sq m (includes garage)

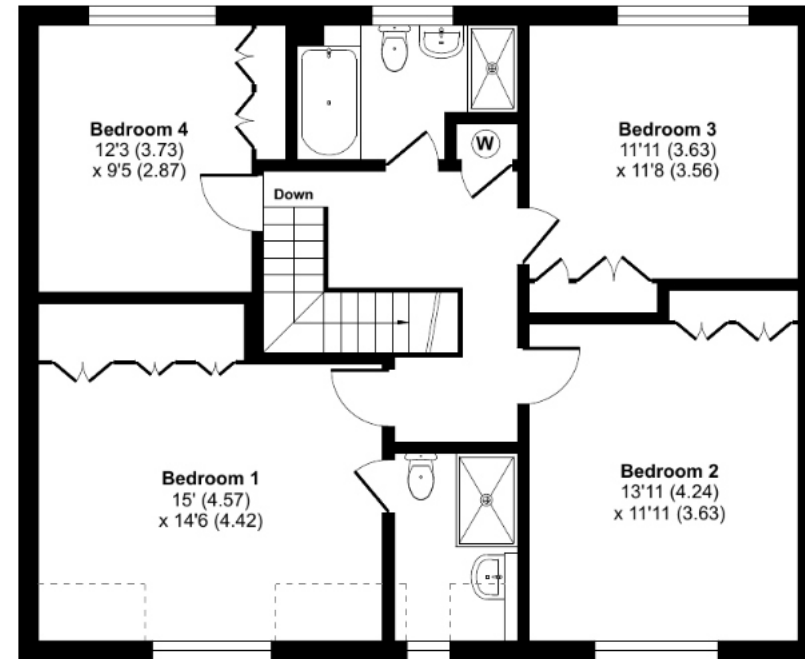
Limited Use Area(s) = 34 sq ft / 3.1 sq m

Total = 1940 sq ft / 180.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 1000010



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com