



17 Orchard Way
Leigh WR6 5LF

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

Nestled in the sought-after location of Leigh, this semi-detached property is a lovely family home. Featuring three well-sized bedrooms, a bright kitchen and dining area and a welcoming living room, the home provides an ideal space for comfortable family living. Additionally, it boasts a well-maintained garden and convenient off-road parking, making it a perfect choice for those seeking a blend of tranquillity and practicality.

Key features

- A semi-detached home which benefits from solar panels and nearby access to woodland and Bransford Golf Course.
- The property features an open-plan kitchen and dining area which seamlessly opens onto the patio, creating an ideal space for entertaining.
- Three well-sized bedrooms with the principal bedroom benefitting from built-in wardrobe space.
- A generously sized patio and garden area.
- A well-sized tarmac driveway which leads to a single garage, providing ample off-road parking.
- Situated in the village of Leigh, surrounded by beautiful countryside, while remaining close to local amenities and transport links.

761 sq ft (70.6 sq m)





The kitchen & dining room

The open-plan kitchen and dining room is a bright and welcoming space within the home. It features Shaker-style wall and base cabinets, offering ample countertop space, as well as an oven with an electric hob and extractor fan, a sink and space for a washing machine and fridge-freezer. There is plenty of room for a dining table, with French doors overlooking the garden to create a seamless indoor-outdoor flow, perfect for entertaining year-round.





The living room

Located at the front of the property, the living room is bright and inviting, with a large window allowing natural light to fill the space. At its centre is an electric fireplace, perfect for cosying up on cooler evenings. The room also provides direct access to the kitchen and staircase leading to the first floor.





Bedroom one

Bedroom one is a generously sized room, comfortably accommodating a king sized bed. It features a window overlooking the front of the property and three built-in wardrobes, enhancing both the space and functionality of the main bedroom.





Bedroom two

Bedroom two overlooks the garden and nearby woodland, offering a cosy and inviting atmosphere. This double bedroom provides a warm and welcoming space, perfect for a family setting.



Bedroom three

Adjacent to bedroom one, bedroom three is a versatile space suitable for a single bed and features a single fitted wardrobe. It can easily be adapted to serve as an office, nursery or single bedroom, catering to the needs of any homeowner.



The bathroom

The family bathroom is a sleek, fully tiled space designed for relaxation and comfort. It features a spacious walk-in shower with a rail attachment, a WC, a washbasin and ample cupboard storage, creating both a stylish and functional area to unwind.



The garden

The garden is a delightful, year-round green space, featuring a generously sized lawn bordered by soft planting beds and fencing for added privacy. It also offers a patio area and a greenhouse, creating a unique and tranquil outdoor retreat.





The driveway & garage

The property boasts a spacious driveway leading to a single garage at the rear, offering ample off-road parking. The garage also features additional space for a shed or workshop, adding versatility and convenience to the property.

Location

Leigh is a picturesque village that combines rural charm with easy access to local amenities. Nestled in the heart of Worcestershire countryside, it offers a peaceful setting while remaining conveniently close to larger towns for shopping, dining and entertainment.

Local amenities include a village pub, post office and convenience stores, in the nearby village of Leigh Sinton with a wider range of amenities found in Malvern and Worcester. Families will appreciate the selection of well-regarded schools in the area, including Leigh and Bransford Primary School and Suckley Primary School, as well as secondary education options such as The Chase and Dyson Perrins.

For commuters, transport links are easily accessible, with the A4103 providing a direct route to Worcester and Hereford and the M5 motorway offering connections to Birmingham and beyond. The village is also well-served by bus routes and Great Malvern and Worcester train stations are a short drive away, providing regular services to major cities. Surrounded by scenic countryside and with great connectivity, Leigh is an ideal location for those seeking a tranquil lifestyle with modern conveniences.

Services

The property benefits from oil fired central heating, electricity, water and drainage.

Council Tax - Band C



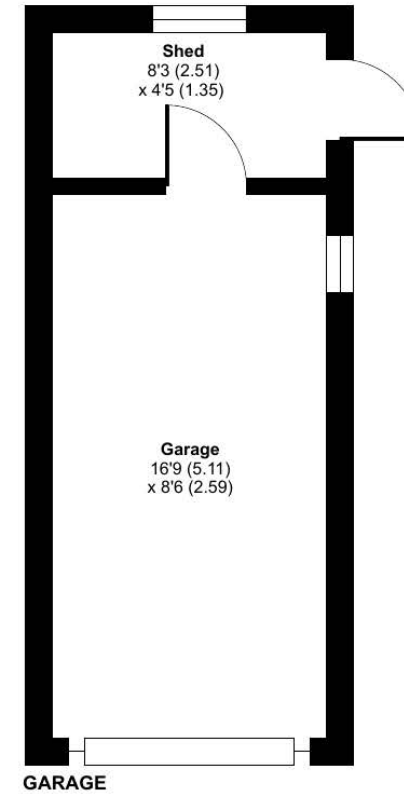
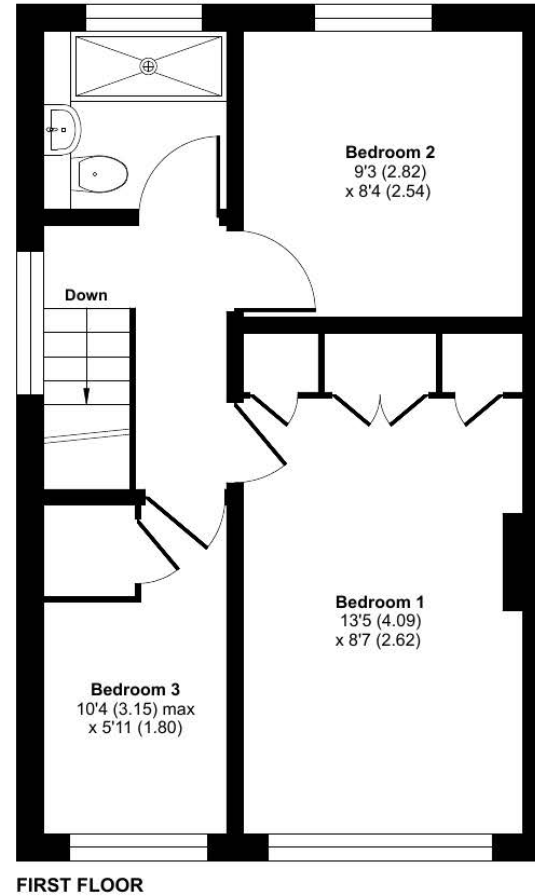
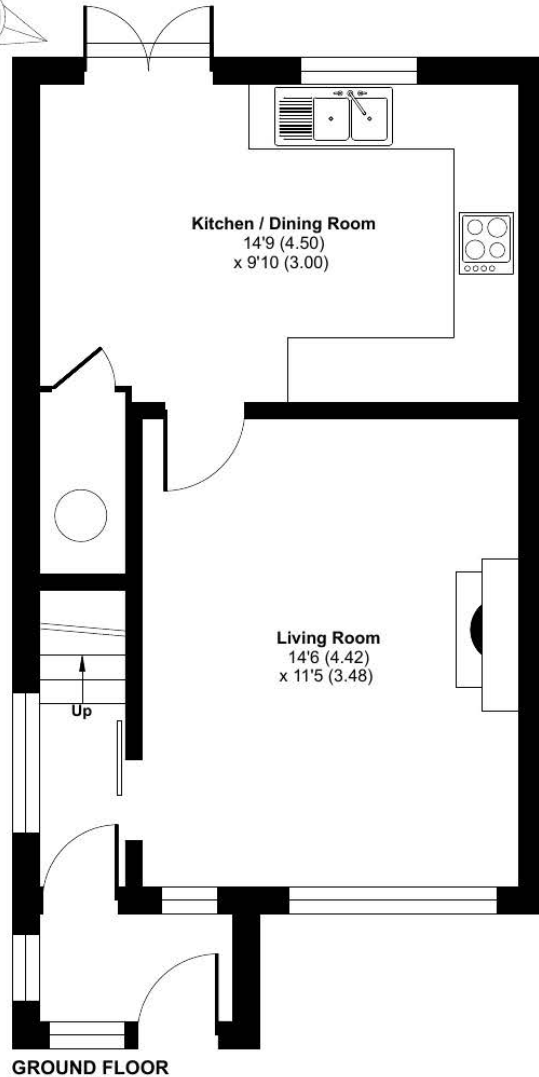
Orchard Way, Leigh, Worcester, WR6

Approximate Area = 761 sq ft / 70.6 sq m

Garage = 186 sq ft / 17.2 sq m

Total = 947 sq ft / 87.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Andrew Grant. REF: 1195248

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposed only, measurements are approximate, not to scale.



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