



9 Millers Green
Abberley WR6 6NY

Andrew Grant



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 **4 Bedrooms**  **1 Reception**  **2 Bathrooms**

Freehold / 1,696 sq. ft.

KEY FEATURES:

- Stylish and spacious family home
- Delightful village setting
- Stunning countryside views
- Open plan living dining room
- Well-equipped kitchen
- Utility room
- Master bedroom with en-suite
- Beautifully landscaped gardens
- Ample driveway parking
- Double garage

An exquisite, beautifully presented family home with stunning views over fields and countryside, situated in the ever-popular village of Abberley.

This well-presented modern family home offers spacious accommodation throughout. Upon entry, an inviting hallway leads to a cloakroom and a large open-plan living dining room with seamless access to the garden. The stylish kitchen overlooks the garden and boasts a range of integrated appliances, complemented by a convenient utility room.

Upstairs, the first floor hosts a master bedroom with ensuite bathroom, providing tranquil garden and countryside views. Two additional double bedrooms and a generously sized single bedroom are serviced by a well-appointed family bathroom.

Outside, there is a block-paved driveway and a double garage accessing a workshop. The front is further enhanced by a landscaped area with slabs and gravel, perfect for potted plants. To the rear, a beautifully landscaped garden awaits, complete with a stone patio area directly accessible from the living room. Pathways lead to a lawn bordered by sleeper edging, accompanied by a shed for additional storage.



Situation

9 Millers Green is Nestled down a shared drive in the sought-after village of Abberley, offering a host of amenities for residents to enjoy. These include the Abberley Parochial V.C Primary School, the tastefully refurbished Manor Arms Public House, a general store, Post Office, two churches and a village hall. Additionally, residents have access to a doctor's surgery in the adjacent village of Great Witley. The property also falls within the catchment area of the highly coveted Chantry School in Martley, ensuring access to excellent educational opportunities.

Moreover, Abberley enjoys an ideal location, providing easy access to neighbouring Wyre Forest towns, as well as the distinguished cities of Worcester and Birmingham. Residents will also appreciate the convenience of rail connections to Birmingham and London, accessible from both Kidderminster and Worcester. Furthermore, the M5 motorway can be easily reached via Junctions 5 at Wychbold and 6 at Warndon, offering convenient travel options to the north of Worcester.

Description

The property is accessed via a shared private drive leading to your own block-paved driveway, offering ample parking space in front of the double garage. The garage features two doors and provides access to a small workshop situated on the right-hand side. The workshop holds promise for conversion into a home office while also offering the potential to be integrated into the main house, thereby creating a spacious utility room. The front of the property is landscaped with slabs and a gravel area, ideal for pots, leading to the main entrance porch. This porch features sliding patio doors, a tiled floor and provides access to the main glazed front door, flanked by glazed side panels.

Upon entering the property, you step into a generous entrance hallway adorned with oak effect wood laminate flooring. Conveniently tucked beneath the stairs is a storage area, while a staircase leads up to the first floor. A door to the left leads into the downstairs cloakroom WC. The cloakroom features a white WC, white wall-hung washbasin with chrome pillar taps and a tiled splashback.

To the right of the hallway, a door leads to the expansive open-plan living room and dining room. This delightful and luminous living area boasts dual aspects, with patio doors opening out to the garden. A beautiful electric effect log burner adds charm, complemented by windows at both the front and rear of the property.



Additionally, off the hallway is a door leading to the kitchen, accessible from the living area as well. The kitchen boasts a large window overlooking the garden and features grey painted shaker-style units. The wood-effect countertop complements a white single ceramic sink with a tap. Equipped with a Cuisine Master Range with an LPG hob, the kitchen also includes an electric oven and a Leisure extractor fan with brushed stainless-steel splashback. White metro style tiling adorns the walls of both the kitchen and the utility room.

The LPG combination boiler is housed in the utility room, accessible from the kitchen. This compact space features a large built-in larder fridge and washing machine, with a door to the rear providing access to the garden and the double garage and workshop. There is potential to merge this utility room with the workshop to create a larger secondary space, if desired.



First Floor

Ascending the stairs leads to a landing, with the master bedroom immediately on the left. This spacious room boasts an en-suite bathroom offering views over the garden and countryside.

The en-suite features a white pedestal washbasin with chrome pillar taps and a tiled splashback. Additionally, a chrome towel warmer and a shower enclosure with a mixer shower complete the en-suite.





Bedroom two is a generously sized double bedroom, enjoying pleasant views over the garden.

Adjacent to bedroom two is a third double bedroom featuring a window overlooking the front of the property, offering views of the fields and woodland beyond.

Adjacent to bedroom three is the main family bathroom, which includes a white pedestal washbasin with chrome pillar taps, a white close-coupled WC and a white bath with chrome pillar taps and an overhead mixer shower. A towel warmer provides added comfort. Additionally, there is a handy airing cupboard with shelving and a radiator.

Completing the accommodation, the fourth bedroom is a generously sized single bedroom, once more offering delightful views over the rear garden.





Gardens and Grounds

An external door from the utility room provides access to the rear of the double garages and leads to the beautifully landscaped rear garden.

The garden features a combination of slabs and gravel pathways, with a spacious stone patio area directly accessible from the living room's patio doors. Sleeper edge borders frame a lawn area complete with a shed.

At the bottom of the garden is the underground LPG tank. Additionally, there is gated access from the garden down the side of the house.

Services

Mains electricity, water and drainage.

LPG Combination boiler Greenstar 36 CDi compact.

LPG underground tank.

Broadband is available with 70Mbps download.

Council tax band - F.





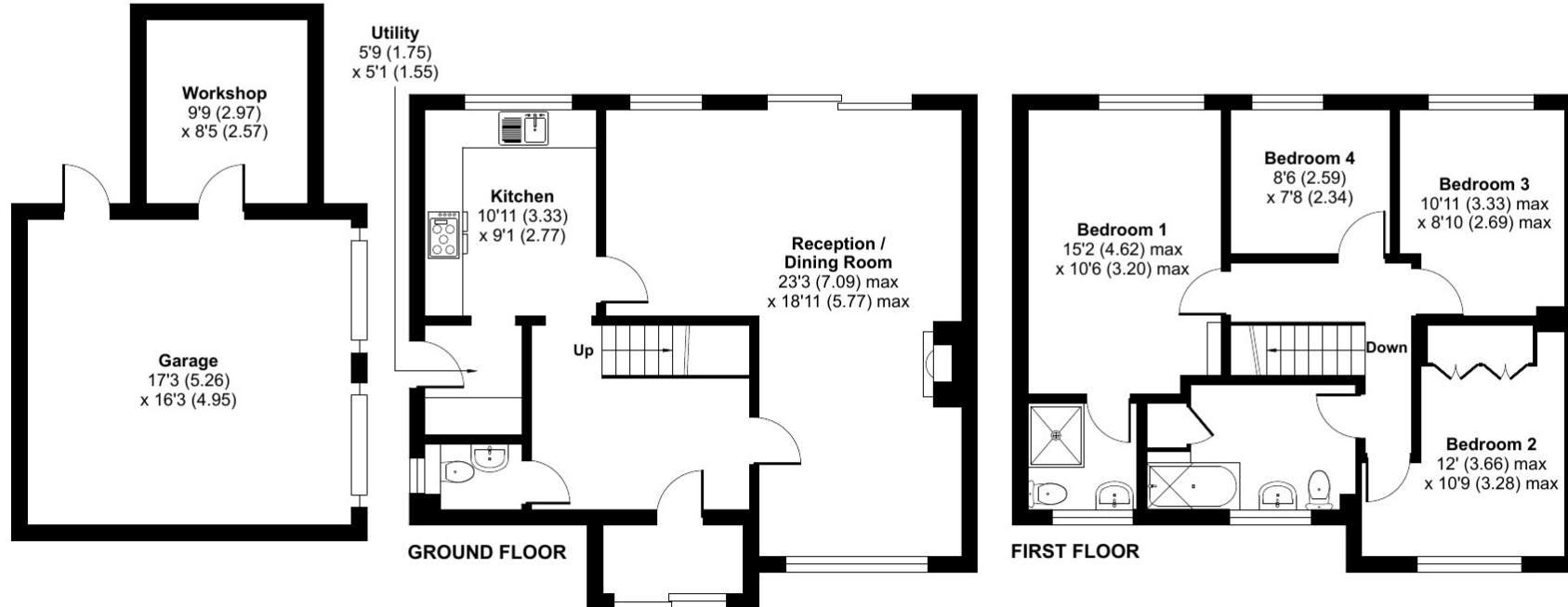
Millers Green, Worcester, WR6

Approximate Internal Area = 1320 sq ft / 122.6 sq m

Garage = 376 sq ft / 34.9 sq m

Total = 1696 sq ft / 157.5 sq m

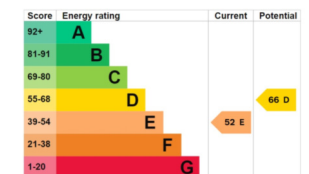
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