



**Worcester House, Arrow, Alcester, B49 5PN**

**Guide price £630,000**



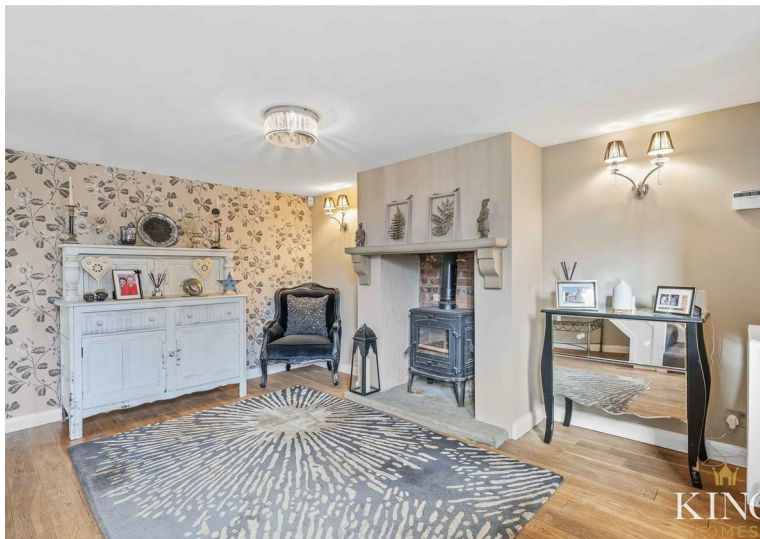
A stunning FOUR BEDROOM period cottage with TWO BATHROOMS set in the beautiful idyllic village of Arrow. The property boasts many unique and character features throughout and has fantastic living accommodation with three reception rooms, DOUBLE GARAGE and DRIVEWAY PARKING to the front, landscaped low maintenance rear garden and LARGE WORKSHOP to the rear.

The internal living accommodation offers modern and versatile living accommodation arranged over two floors and comprises; Porch, welcoming reception room with a fitted log burner and stairs rising to the first floor, spacious living room which has dual aspect windows allowing this room to feel bright and airy as well as having a log burner fitted, dining room also with dual aspect window including a large bay window, downstairs cloakroom, fully fitted kitchen which opens through to a conservatory with double doors leading out to the rear garden. This area also has potential for extension subject to planning permission.

The first floor features a landing area which leads to the family bathroom, and four well proportioned bedrooms with the master benefitting from fitted wardrobes and the second benefitting from an en suite. This second bedroom is also accessible via an outside staircase which leads to the rear garden.

Outside is a mature rear garden which is completely private and is low maintenance with a large paved patio area being perfect for external dining, the rest is stoned which leads to the outdoor workshop which has power and water supply connected. There is also a raised area which is laid to lawn.

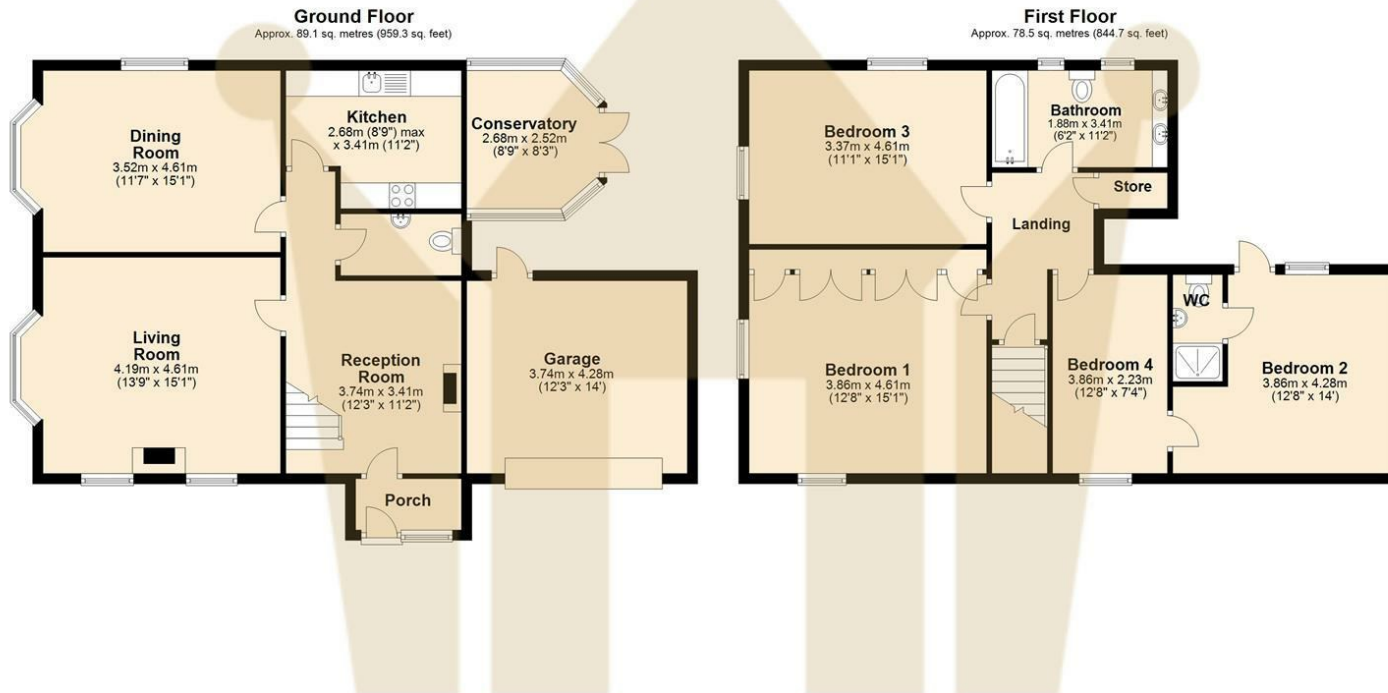
Also benefits from gas central heating. Viewing is highly recommended to appreciate all what this property has to offer.



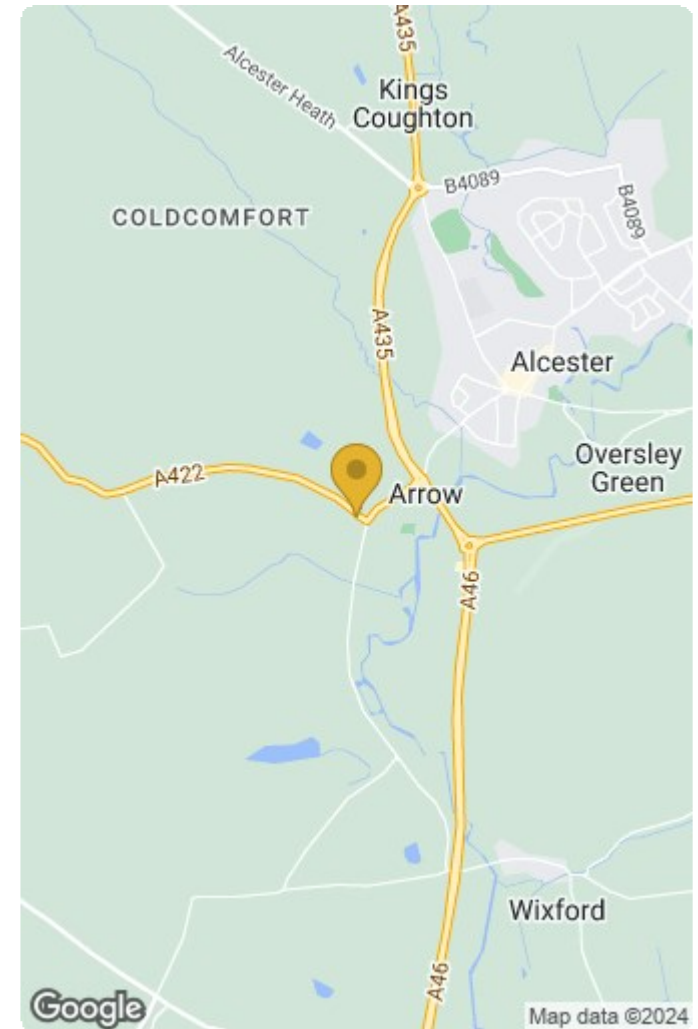
<b>Porch</b>	
<b>Reception room</b>	12'3 x 11'2 (3.73m x 3.40m)
<b>Lounge</b>	13'9 x 15'1 (4.19m x 4.60m)
<b>Dining Room</b>	11'7 x 15'1 (3.53m x 4.60m)
<b>Kitchen</b>	8'9 x 11'2 (2.67m x 3.40m)
<b>Conservatory</b>	8'9 x 8'3 (2.67m x 2.51m)
<b>Cloakroom</b>	
<b>Landing</b>	
<b>Bedroom One</b>	12'8 x 15'1 (3.86m x 4.60m)
<b>Bedroom Two</b>	12'8 x 14'00 (3.86m x 4.27m)
<b>Ensuite</b>	
<b>Bedroom Three</b>	11'1 x 15'1 (3.38m x 4.60m)
<b>Bedroom Four</b>	12'8 x 7'4 (3.86m x 2.24m)
<b>Bathroom</b>	6'2 x 11'2 (1.88m x 3.40m)







Total area: approx. 167.6 sq. metres (1804.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		58	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	