



Allan Morris
estate agents

Grimley, Worcester.

Fir Tree House, Grimley, Worcester.

WR2 6LU

Features

- 5 bedroom period home
- Desirable village location
- Generous proportions
- Beautiful garden with views over open countryside
- Amenities close-by
- Ofsted 'Outstanding' Primary School in village

'Fir Tree House' is a well presented spacious and flexible period detached property nestled in the heart of the desirable village of Grimley.

Accommodation briefly comprises: Welcoming Entrance Hall, large Sitting Room with feature fireplace, bay window and delightful rear aspect to the garden, Dining Room with bay window, downstairs Cloakroom, access to Cellar with Office Space and Wine Store for 200 bottles, Kitchen with some integrated appliances through to Conservatory with views to the garden and countryside. To the first floor: Bedroom 1 with Dressing Area and En-suite Shower Room, two further double Bedrooms and Family Bathroom with bath and separate shower enclosure. To the second floor: Two further Bedrooms.

Outside: To the front with its elevated position, the property benefits from open countryside views. There is off road parking, large garage with boarded storage over and mature fore garden. To the rear, part covered large patio with water feature, lawned garden with flower borders, feature pond, potting shed, fruit trees and gated side access. Views over the meadows and all enclosed with hedging and fence.

AGENT'S NOTE: The owned solar panels provide an average income of £1500 per year, with 10 years left on the current tariff.

LOCATION: The charming village of Grimley is nestled in the Worcestershire countryside, yet within a 15 minute drive into Worcester City centre. It offers the community the historic St. Bartholomew Church, a 16th Century riverside Inn, Primary School, easy access to local amenities and major transport links.





Directions:

From Worcester City centre proceed over the river bridge, bearing right on the A443 past the Cricket Ground. Continue along going through the village of Hallow then turn right, signposted Grimley. Follow the road along and on entering the village bear to the left on the bend. The property will be found on the right-hand side, as indicated by our For Sale board.

WAM 7171



Useful Information:

Tenure: Freehold

EPC Rating: F

Council Tax Band: F



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan Measurements:

ENTRANCE HALL:

10'6" x 6'7"

SITTING ROOM:

22'5" max 15'5" min x 15'4" max 11'11" min

DINING ROOM:

12'5" minimum x 9'11"

KITCHEN:

12'7" x 12'2"

CONSERVATORY:

10'1" x 10'10"

BEDROOM 1:

12'10" x 12'4"

DRESSING AREA / EN-SUITE SHOWER ROOM:

6'11" x 10'7" (to wardrobe)

BEDROOM 2:

13'11" maximum 12'0" minimum x 12'6"

BEDROOM 3:

12'4" x 9'11"

BEDROOM 4:

14'2" max x 10'6" max (restricted head height)

BEDROOM 5:

12'3" max x 7'8" max (restricted head height)

BATHROOM:

10'0" x 7'0"

CELLAR:

11'4" x 16'0" maximum 9'10" minimum

WINE STORE:

8'9" maximum x 2'3"

GARAGE:

28'3" x 13'3"

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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