



Allan Morris
estate agents

**Acton, Stourport-On-Severn,
Worcestershire.**

Little Acton House, Acton, Stourport-On-Severn, Worcestershire. DY13 9TB

Features

- Substantial detached period family home
- 5 Bedrooms
- 3 Reception Rooms
- Huge potential
- Generous plot totalling a little over half an acre
- **NO ONWARD CHAIN**

A substantial detached five bedroom period family home, offering huge potential and requiring some modernisation, situated in the hamlet of Acton, affording easy access to both Worcester, Kidderminster, Droitwich and motorway links.

Accommodation briefly comprises: Entrance Hall, Study, Living Room, Dining Room, Kitchen and downstairs Shower Room. On the first floor: Five Bedrooms and Family Bathroom.

Outside: Substantial gardens to include driveway, useful double Carport and Store. The gardens have a number of mature trees and shrubs and enjoy open countryside to the rear.

LOCATION:

The property is located in the small settlement of Acton, within the Borough of Ombersley. In Ombersley itself are a number of amenities, to include several Public Houses, Restaurant, Doctors Surgery, Primary School and shops. Within easy reach are the towns of Droitwich, Kidderminster and Stourport, as well as the City of Worcester, offering a wider range of amenities. For commuters, the A449 links directly to Junction 6 of the M5 motorway, giving quick access North and South.





Directions:

From Worcester City centre proceed out along the A38 The Tything, forking left at the Gatehouse onto the A449 Ombersley Road. Continue alone for some distance and bear left onto the main A449, in the direction of Kidderminster. Continue along for approximately 3 miles, passing by the village of Ombersley. Continue for a further couple of miles and pass Spice Fusion Restaurant on your right. At the first opportunity turn right back onto the A449 and head back towards Worcester, where 'Little Acton House' can be located on the left hand side, as indicated by our For Sale board.

WAM 7279

What 3 Words: [alley.trim.extremes](#)

Useful Information:

Tenure: Freehold

EPC Rating: F

Council Tax Band: F





Total area: approx. 246.4 sq. metres (2652.1 sq. feet)

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:

LIVING ROOM:
22'4" x 15'7"

DINING ROOM:
16'1" maximum x 12'0"

KITCHEN:
15'3" maximum 13'6" minimum x 11'5"

STUDY:
11'6" x 8'1"

SHOWER ROOM:
8'5" x 6'5"

BEDROOM 1:
16'2" maximum 14'6" minimum x 12'1"

BEDROOM 2:
16'1" x 11'7"

BEDROOM 3:
12'2" x 7'7"

BEDROOM 4:
9'5" x 7'4"

BEDROOM 5:
8'2" x 8'1"

BATHROOM:
12'0" x 7'7"

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.

Contact us:

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