



**Allan Morris**  
estate agents

Foredraught Lane, Tibberton,  
Droitwich, Worcestershire.

**Orchard View, Foredraught Lane,  
Tibberton, Droitwich, Worcestershire.**

**Features**

- Detached Bungalow
- 3 Bedrooms
- Spacious Living Room & Dining Room
- Driveway & Garage
- Rear garden with heated outdoor swimming pool
- **NO ONWARD CHAIN**

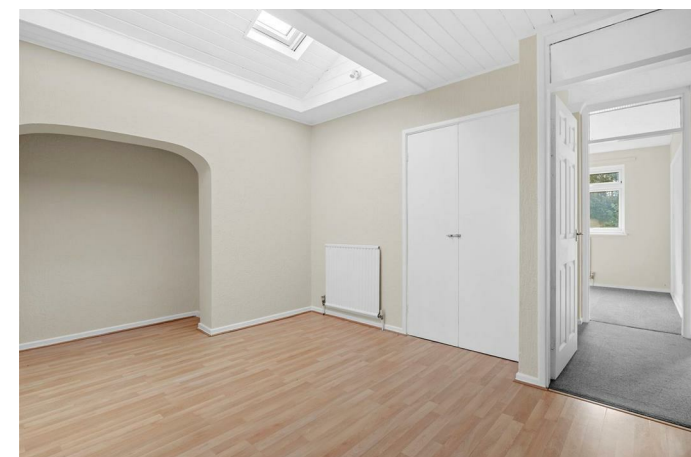
A spacious three bedroom detached Bungalow, situated along a quiet no through lane within the popular village of Tibberton.

Accommodation briefly comprising: Porch, Entrance Hall, Living Room, Kitchen, Dining Room, Master Bedroom with En-Suite Shower Room, two further Bedrooms and a Family Bathroom.

Outside: To the front is a generous driveway, foregarden and single Garage. To the rear is an enclosed private garden and heated outdoor swimming pool.

**LOCATION:**

The property is located in the popular village of Tibberton, ideally located for easy access to Worcester, Droitwich and motorway links via junction 6 of the M5, providing access North and South. Within the village are two Public Houses, Village Hall and popular Primary School.





### Directions:

From Worcester City centre proceed out along the London Road in the direction of the M5 motorway, bearing left at Swinesherd island onto Swinesherd Way. Continue straight over the first island and turn right at the second island, signposted for Tibberton/Crowle. Continue along for a distance, then continue straight over the first island and follow the road until you reach the village of Tibberton. Continue into the village and turn left into Foredraught Lane, where Orchard View can be found on the left hand side, as identified by our For Sale board.

WAM 7231

### Useful Information:

Tenure: Freehold

EPC Rating: F

Council Tax Band: E





**Ground Floor**  
Approx. 132.7 sq. metres (1428.8 sq. feet)



Total area: approx. 132.7 sq. metres (1428.8 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:

KITCHEN:  
12'6" x 9'3"

DINING ROOM:  
11'9" x 10'3"

LIVING ROOM:  
21'7" x 14'9" maximum 10'4" minimum

BEDROOM 1:  
16'5" x 11'8"

EN-SUITE SHOWER ROOM:  
10'5" x 5'2"

BEDROOM 2:  
11'7" x 8'8"

BEDROOM 3:  
9'7" x 8'9"

BATHROOM:  
8'9" maximum x 6'8"

### 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:

Address:  
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