



Allan Morris
estate agents

**Ardley Meadows,
Worcestershire.**

5 Ardley Meadows, Worcestershire. WR6 5SL

Features

- 4 Bedrooms + 2 Bathrooms
- Presented to a very high standard
- South-Facing Garden
- Village location
- Spectacular countryside views
- Chantry catchment

A beautifully presented and spacious four bedroom semi detached home, with stunning views over open countryside.

Accommodation briefly comprises: Entrance Hall with downstairs W.C. and storage cupboard, Living Room with woodburner and large open-plan Kitchen/Dining Room/Family Room with doors to patio with wonderful views. On the first floor: Master Bedroom with En-Suite and benefiting from wonderful views over open countryside, three further Bedrooms and Family Bathroom.

Outside: There is an attached single Garage and parking for several vehicles to the front as well as a landscaped South-facing rear garden with patio area backing onto open countryside.

AGENTS NOTE: The loft is boarded and the property benefits from a CCTV security system.

LOCATION:

The property is situated in the popular village of Whitbourne, benefiting from spectacular countryside, views and walks, as well as Chantry School catchment and major access roads back into Worcester.





Directions:

From Worcester City centre proceed out along New Road, passing the Cricket Ground on the left hand side and continue straight over the island on to the A44 Bromyard Road. Continue along and bear right at the next island onto the A44, passing through Crown East for approximately 7 miles and continuing through the village of Broadwas. Continue along this road until you come to a right hand turn, sign posted 'Whitbourne'. On entering the village take a left hand turn just before the Village Shop, signposted Ardley Meadows. Continue along the road, where number 5 can be found on the left hand side of the development.

WAM 7235

Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: C





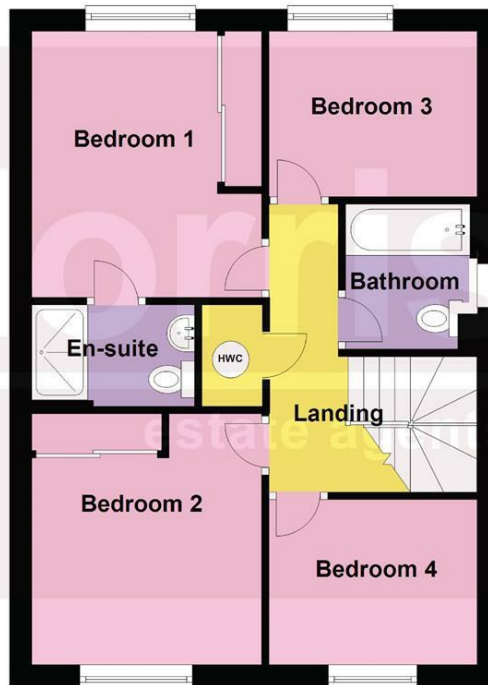
Ground Floor

Approx. 70.6 sq. metres (759.9 sq. feet)



First Floor

Approx. 52.3 sq. metres (562.7 sq. feet)



Total area: approx. 122.9 sq. metres (1322.6 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:

HALLWAY:
10'7" x 5'7"

LIVING ROOM:
17'0" x 10'2"

KITCHEN / DINING ROOM / FAMILY ROOM:
19'8" max 9'1" min x 17'3" max 10'11" min

BEDROOM 1:
12'0" x 10'2"

BEDROOM 2:
11'1" x 10'2"

BEDROOM 3:
9'1" x 7'5"

BEDROOM 4:
9'1" x 7'2"

EN-SUITE:
6'9" x 4'3"

BATHROOM:
6'9" x 5'10"

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:
32 Sidbury, Worcester, WR1 2HZ