



Allan Morris
estate agents

**Pensax, Stockton,
Worcestershire.**

Trenant, Pensax, Stockton, Worcestershire. WR6 6XJ

Features

- Spacious detached bungalow
- 3 Bedrooms
- Generous driveway and Garage
- Fabulous gardens to front and rear
- Quiet rural location
- Popular School Catchment

A spacious three bedroom detached bungalow benefiting from a glorious and generous plot and affording great opportunity for extension (if required), subject to Planning Permission and situated in the quiet village of Pensax.

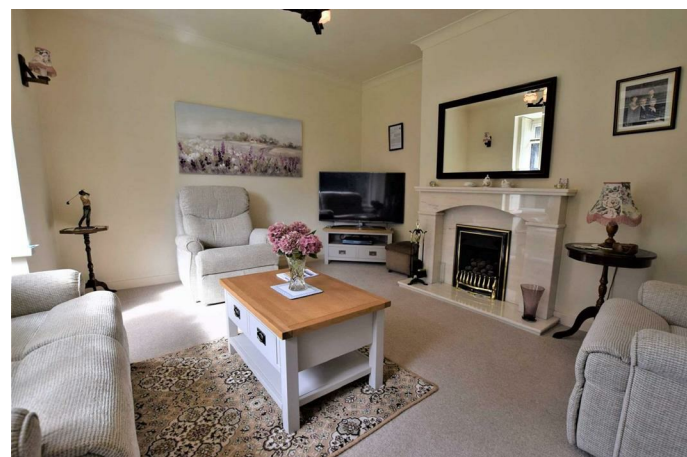
Accommodation briefly comprises: Entrance Hall, Sitting Room, Dining Room/Bedroom 3, Kitchen/Breakfast Room, two further double Bedrooms and Shower Room.

Outside: Generous driveway providing parking for several vehicles, as well as Garage and glorious private gardens to front and rear.

LOCATION:

The property is located in the small village of Pensax, located within the glorious Teme Valley. The village benefits from Public House and Church. The close by village of Abberley has a popular Primary School and the location also falls within the highly popular Chantry School catchment, situated at Martley.

AGENT'S NOTE: Photos shown were taken in 2021





Directions:

From Worcester City centre proceed over the river bridge into New Road and keep in the right hand side and follow the road round into Tybridge Street, then continue into Henwick Road which leads into Hallow Road. Continue through the village of Hallow and Great Witley, continue up the hill towards Abberley passing Abberley Hall School on the left. upon entering the village of Abberley, bear right onto Clows Top Road (B4202). Follow this road, passing The Bell Public House on the right hand side. After approximately 1 mile, turn left towards Pensax. On entering the village Trenant can be found on the left hand side of the road, as indicated by our For Sale board.

WAM 7289

What 3 Words: stretch.next.magically



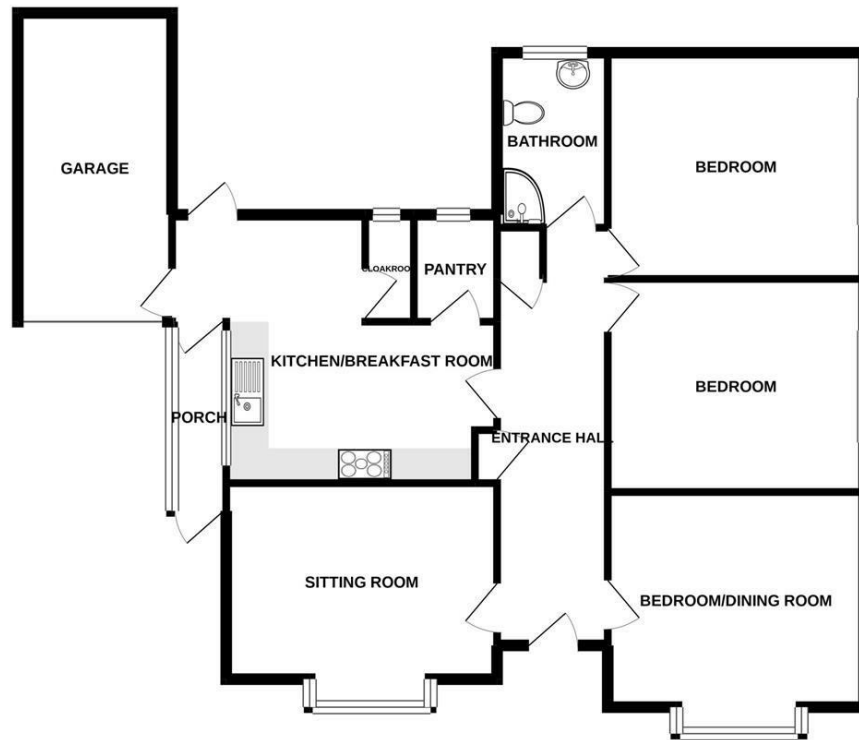
Useful Information:

Tenure: Freehold

EPC Rating: F

Council Tax Band: E

GROUND FLOOR
1116 sq.ft. (103.6 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Floorplan Measurements:

SITTING ROOM:

13'10" x 12'10" max (into bay) 11'2" min

DINING ROOM / BEDROOM 3:

12'8" maximum (into bay) 11'0" minimum x 12'7"

KITCHEN / BREAKFAST ROOM:

14'5" maximum 8'8" minimum x 13'11"

BEDROOM 1:

12'8" x 11'6"

BEDROOM 2:

12'8" x 10'10"

GARAGE:

15'8" x 8'0"

Contact us:

Address:

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