



Allan Morris
estate agents

**The Glebe, Great Witley,
Worcestershire.**

34 The Glebe, Great Witley, Worcestershire. WR6 6JR

Features

- NO ONWARD CHAIN
- 2 Large Reception Rooms
- 3 Bedrooms
- Established rear garden
- Wonderful views
- Village location
- Link Detached

A fantastic opportunity to acquire a three bedroom link detached family home, benefiting from two large Reception Rooms, situated in the popular village of Great Witley.

Accommodation briefly comprises: Entrance Hall, W.C. with useful storage cupboard, large dual aspect Living Room, Kitchen, large 2nd Reception/Dining Room and passageway leading to outside Lean-to/Cold Store. On the first floor: Three Bedrooms and refitted Shower Room.

Outside: To the front is landscaped gardens, as well as parking for approximately 3 vehicles. The rear garden is of particular note with patio benefiting from wonderful views to the Witley Hills, as well as mature garden with shrubs and hedge borders, substantial shed and further hard standing for a shed.

LOCATION:

The village of Great Witley benefits from amenities to include a Primary School, Church, Doctors Surgery, Post Office, Petrol Station and Village Shop. The property also falls within the popular Chantry High School catchment.





Directions:

From Worcester City centre proceed out along the A443, continuing through the villages of Hallow, Holt Heath and Little Witley. Continue into Great Witley and turn right, signposted for Stourport, just after the turning for Witley Court. Continue along for a short distance and turn left at the T junction onto the A451. Continue along for approximately half a mile and turn left into The Glebe. Continue along all the way to the top, where number 34 can be found on the right hand side.

WAM 7082



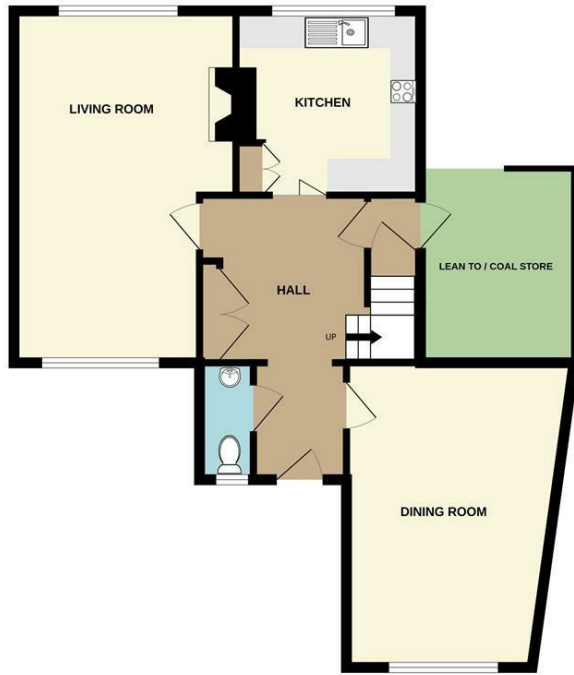
Useful Information:

Tenure: Freehold

EPC Rating: G

Council Tax Band: D

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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 by any prospective purchaser. 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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Floorplan Measurements:

LIVING ROOM:

19'2" x 12'2"

KITCHEN:

10'2" x 10'0"

DINING ROOM:

16'5" x 12'2" maximum

BEDROOM 1:

12'2" x 10'3"

BEDROOM 2:

10'0" x 10'0"

BEDROOM 3:

10'1" x 8'8"

SHOWER ROOM:

7'0" x 5'8"

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.

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