



Newlands

NEWLANDS

Allan Morris
estate agents

**Plough Road, Tibberton,
Worcestershire.**

**Newlands, Plough Road, Tibberton,
Worcestershire. WR9 7NQ**

Features

- Sought after village location
- 3 Double Bedroom link detached house
- Spacious and flexible accommodation
- Large 2nd Reception Room/downstairs Bedroom 4
- Potential to extend Kitchen
- Ample off road parking
- Beautiful rear garden with views over fields

'Newlands' is situated in the sought after village of Tibberton, offering local schooling and easy access to Worcester, Droitwich and major transport links.

Accommodation briefly comprises: Entrance Hall with storage and downstairs Cloakroom, Sitting Room with wood burner and sliding doors to the rear, Kitchen/Breakfast Room with door leading to Utility and further access to Garage (this area would be ideal for extending the Kitchen, if required), Dining Area with further door to side and rear elevation, large 2nd Reception Room/downstairs Bedroom 4 with double doors leading to garden overlooking open fields, large modern downstairs Shower Room (this area could be incorporated to be a potential downstairs Bedroom Suite, if required). On the first floor: Three double Bedrooms, with Bedroom 1 having superb views to the rear over garden and open fields, together with double wardrobes, Bedroom 2 with further double wardrobe and Bedroom 3 with full length window to rear overlooking garden and beyond, spacious Family Bathroom.

Outside: To the front is ample off road parking and Garaging. To the rear there is initially a side area with patio and small ornamental pond, leading onto a good size lawned garden, with further patio to the far end and views over fields.





Directions:

From Junction 7 of the M5 motorway head towards the City centre at the Swinesherd Way roundabout, turn right on the A422 signposted for Droitwich. Continue straight over at the next roundabout and at the following roundabout turn right, signposted Crowle and Tibberton. Continue for approximately 3 miles entering into the village of Tibberton. Turn into Plough Road, where 'Newlands' will be found on the right hand side.

WAM 7253



Useful Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: E



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.

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:

KITCHEN:
11'11" x 11'5" maximum

SITTING ROOM:
21'5" x 10'9"

LARGE 2ND RECEPTION ROOM/BEDROOM 4:
26'2" maximum x 15'10"

DOWNSTAIRS SHOWER ROOM:
9'10" x 6'2"

DINING AREA:
11'1" x 8'10"

UTILITY AREA / STORE:
11'1" x 8'10"

GARAGE:
19'3" x 12'5"

BEDROOM 1:
12'0" x 11'1"

BEDROOM 2:
12'4" x 8'4"

BEDROOM 3:
11'1" x 8'10"

FAMILY BATHROOM:
9'8" x 9'0"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ