



Allan Morris
estate agents

**Old Forge, Whitbourne,
Worcestershire.**

22 Old Forge, Whitbourne, Worcestershire. WR6 5SB

Features

- High Speed Wifi
- Generous Open-Plan Living Room/Dining Room/Study Area
- 4 Double Bedrooms
- Generous Driveway with Parking for Several Vehicles
- Popular Quiet Village Location
- Popular School Catchment Primary and Secondary Schools for Options

A particularly spacious four double bedroom detached family home, situated in the picturesque village of Whitbourne, within the sought after Chantry High School catchment.

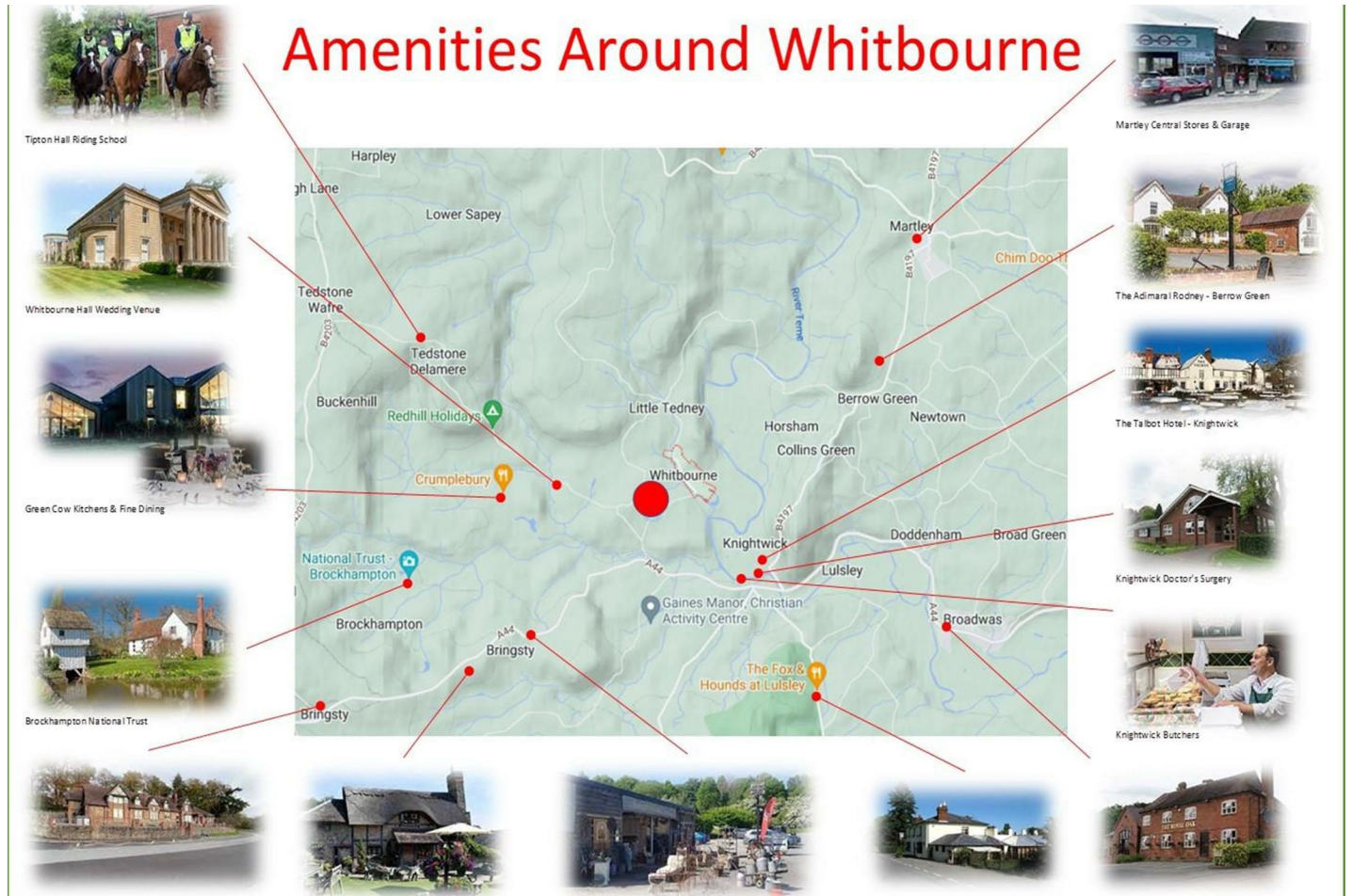
Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, spacious open-plan Living/Dining Room with Study Area, Kitchen, four double Bedrooms and Family Bathroom.

Outside: To the front is generous driveway providing parking for several vehicles and giving access to the Integral Garage. To the rear is a generous private garden, including Workshop.

LOCATION:

The property is situated in the popular village of Whitbourne, offering a number of amenities to include Public House, Village Hall, Church and Community Shop. Close by is the village of Knightwick, offering a Doctor's Surgery, Butcher's and further Public House. The village is located within easy reach of the City of Worcester and the Towns of Malvern, Bromyard and Tenbury Wells. There is easy rail access direct to London at Malvern and Worcester.

Amenities Around Whitbourne





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 Hall and then 1st left into Old Forge. Continue down the road, where number 22 can be found on the right hand side.

WAM 6786

Useful Information:

Tenure: Freehold

EPC Rating: E

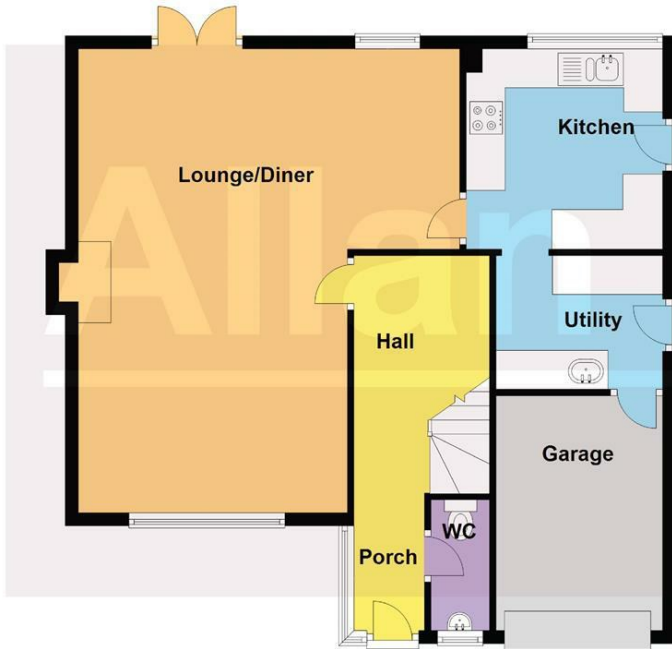
Council Tax Band: E





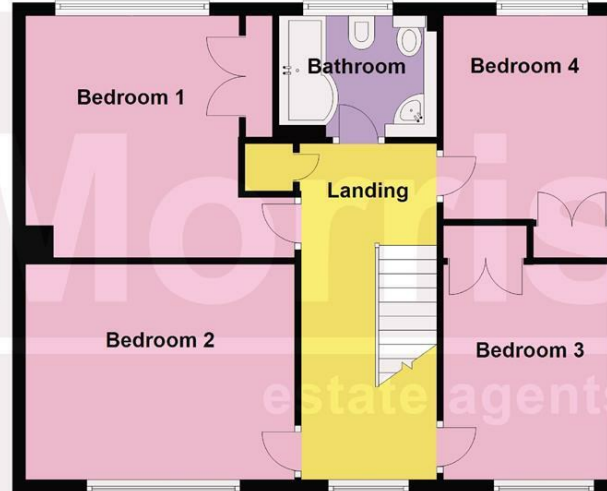
Ground Floor

Approx. 72.5 sq. metres (780.8 sq. feet)



First Floor

Approx. 64.0 sq. metres (688.4 sq. feet)



Total area: approx. 136.5 sq. metres (1469.2 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:

LIVING ROOM:

23'2" max 9'11" min x 19'3" max 13'4" min

KITCHEN:

10'4" x 9'11"

UTILITY ROOM:

8'8" x 6'6"

BEDROOM 1:

13'5" maximum 10'8" minimum x 12'0"

BEDROOM 2:

13'5" x 10'10"

BEDROOM 3:

10'10" x 9'1"

BEDROOM 4:

10'2" x 9'0" (width)

BATHROOM:

7'11" x 6'1"

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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