



The Forge

Allan Morris
estate agents

**Chatley, Droitwich,
Worcestershire.**

The Forge, Chatley, Droitwich, Worcestershire. WR9 0AP

Features

- Individual detached family home
- 2/3 Bedrooms + 2 Bathrooms
- Open-plan Kitchen/Dining/Living Room
- Generous driveway and Carport
- Stunning views to the rear
- Highly sought after rural location
- NO ONWARD CHAIN

A most charming individual detached 2/3 bedroom house, situated in a highly sought after and convenient location.

Accommodation briefly comprises: Entrance Hall, open-plan Kitchen/Dining/Lounge Area, Living Room/downstairs Bedroom, Utility Room and downstairs Bathroom. On the first floor: Master Bedroom with En-Suite Shower Room and Guest Bedroom with spacious walk-in wardrobe (potential further En-Suite, if required).

Outside: The property benefits from private driveway and Carport. To rear is glorious enclosed private garden, enjoying a splendid view to the rear.

LOCATION:

The property is located in the highly desirable hamlet of Chatley which offers a wonderful quiet, rural setting yet being ideally placed for quick access to the City of Worcester, town of Droitwich as well as motorway access at both junction 5 and 6 of the M5. Also within a couple of miles is the village of Ombersley, boasting several public houses, doctors surgery, primary school, shops and hairdressers.





Directions:

From Worcester City centre proceed out along the A449 Ombersley Road bearing left, signposted for Kidderminster, onto the dual carriageway. After a very short distance turn right across the dual carriageway towards Chatley. Continue along and upon entering the hamlet of Chatley, 'The Forge' can be located on the right hand side.

WAM 7320

What 3 Words: forms.bike.garage



Useful Information:

Tenure: Freehold

EPC Rating: B

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 / DINING / LOUNGE AREA:
33'0" x 11'2"

UTILITY ROOM:
12'6" x 6'6"

LIVING ROOM / DOWNSTAIRS BEDROOM:
12'6" x 12'6"

BATHROOM:
6'7" x 6'0"

BEDROOM 1:
12'7" x 11'7"

EN-SUITE SHOWER ROOM:
12'6" x 5'4"

BEDROOM 2:
11'6" x 11'3"

WALK-IN WARDROBE:
11'3" x 7'9"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ