



Burgamot, Mill Lane, Wadborough, Worcestershire. WR8 9HB

Offers Over £450,000

3 1 2



A three bedroom detached bungalow, with large rear garden.

Accommodation briefly comprises: Welcoming Entrance Hall with Parquet flooring, large Sitting Room with wood burner and bi-fold doors to the rear, Kitchen, 3 Bedrooms and Family Shower Room.

Outside: There is ample off road parking for numerous vehicles and space for a Garage, if required (lapsed Planning in place). The rear of the property is of particular note, with a large entertaining patio area and covered sociable space with hot tub, further large shed, log store and gated side access.

LOCATION:

The property is located in the small quiet village of Wadborough, ideal for those seeking village living, but needing easy access to transport links. The village sits within 2 miles of the Worcestershire Parkway Railway Station, with direct rail links to Birmingham and London. Also within easy reach is Junction 7 of the M5 motorway, also within 3 miles. Within the village itself is a popular Public House and the location also falls into a popular school catchment for both Primary and Secondary education.

Hall: - 4.5m x 2m (14'9" x 6'6")

Sitting Room: - 6.7m x 3.7m (21'11" x 12'1")

Kitchen: - 3.7m x 3.1m (12'1" x 10'2")

Bedroom 1: - 4.1m (to bay) x 3.6m (13'5" (to bay) x 11'9")

Bedroom 2: - 3.6m x 3.6m (11'9" x 11'9")

Bedroom 3: - 3.6m x 3.1m (11'9" x 10'2")

Family Shower Room: - 1.9m x 1.8m (6'2" x 5'10")





Total area: approx. 89.8 sq. metres (967.1 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.

- Renovated throughout
- Sought after location
- Ample off road parking
- 3 Bedroom detached bungalow
- Sitting Room with wood burner and bi-fold doors to patio

