



**Allan Morris**  
estate agents

**Crowle Road, Tibberton,  
Worcestershire.**



**Kingzetts House, Crowle Road, Tibberton, Worcestershire. WR9 7NT**

**Features:**

- \* Substantial 5 Bedroom detached family home
- \* Total in excess of 4,500 sq.ft.
- \* Large garden + additional land
- \* Substantial outbuildings
- \* Approximately 4 acres
- \* Open-pan Kitchen/Dining/Family Space

An impressive and spacious extensive five bedroom detached family home, situated close to the sought after village of Crowle, with easy access to Worcester City and major transport links.

Accommodation briefly comprises: (Access from the rear of the property) into an impressive Hallway with full height arched window overlooking gardens to the rear, access into Sitting Room/Cinema Room, open-plan Kitchen/Dining/Family Area, Utility off and large Conservatory. On the first floor: Master Bedroom with En-Suite, Guest Bedroom 2 with En-Suite, three further Bedrooms and Family Bathroom.

Outside: Ample parking and a range of Outbuildings, offering further potential (as required), together with a large patio area, ideal for entertaining, etc., leading onto a formal large garden and further land to the side, in total approaching approximately 4 acres.





## LOCATION:

The property is situated within the sought after village of Crowle, with excellent local amenities to include thriving village shop, local schooling, renowned Chequers Public House on your doorstep and easy access to Worcester City and major transport links.





## 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.







## USEFUL INFORMATION:

**EPC Rating:** E

**Tenure:** Freehold

**Council Tax Band:** G

**WAM 7591**





## 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 our 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 advised to verify all the dimensions carefully. Fixtures & 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:

**OPEN-PLAN KITCHEN/DINING AREA:** 9.6m maximum  
6.0m minimum x 8.2m

**UTILITY ROOM:** 2.8m x 1.8m

**CONSERVATORY:** 8.9m x 4.2m

**SITTING ROOM / CINEMA ROOM:** 5.2m x 5.0m

**BEDROOM 1:** 5.3m x 5.0m **EN-SUITE :** 2.4m x 1.8m

**BEDROOM 2:** 4.7m x 3.7m

**BEDROOM 3:** 3.7m x 3.5m

**BEDROOM 4:** 4.7m x 3.3m

**EN-SUITE BATHROOM:** 3.7m x 1.9m

**BEDROOM 5:** 3.5m x 2.7m

**POTENTIAL BATHROOM:** 2.9m x 2.0m

**SHED:** 6.0m x 3.0m

**DOUBLE GARAGE:** 5.9m x 5.6m

**COVERED AREA:** 7.6m x 2.9m

**DOUBLE GARAGE BLOCK:** 5.8m x 5.2m and 6.5m x 5.8m

**UTILITY AREA:** 5.7m x 3.6m

**POTENTIAL OFFICE:** 5.8m x 3.0m

**GARAGE:** 5.8m x 3.3m

## Contact us:

Address:

32 Sidbury, Worcester. WR1 2HZ