



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

**The Lock Inn, Menith Wood, Worcestershire. WR6 6UB**  
Offers In Region Of £450,000

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A wonderful opportunity to live in this immaculately presented property in the heart of the countryside, overlooking fields and Menithwood.

Accommodation comprises: Entrance Hallway, Lounge/Dining Room, Kitchen, Shower Room, Bedroom 3, Master Bedroom with feature freestanding rolltop bath and WC with stairs to Dressing Room. On the first floor: Bedrooms 2 and 4 with fitted wardrobes, Family Bathroom and Eaves Storage.

Outside: Ample parking via gravelled driveway, detached Workshop/ Office and lawned fore garden with slabbed path to main entrance. The rear garden is initially laid to patio with a decked area, raised borders and enclosed by a walled raised bed and fencing. To one side of the property is a lean-to storage shed, to the other a gate leads to further raised beds, ideal for vegetable growing, with steps rising to an enclosed teared lawned garden.

**LOCATION:** The property is situated within a rural setting, but with local amenities just 5 minutes away by car, and Kidderminster and Worcester City within 30 minutes drive.

**Lounge / Dining Room:** - 7.26m x 3.58m (23'10" x 11'9")

**Kitchen:** - 5.49m x 3.33m (18'0" x 10'11")

**Bedroom 1:** - 5.77m maximum x 5.26m (18'11" maximum x 17'3")

**Bedroom 2:** - 4.42m x 3.4m (14'6" x 11'2")

**Bedroom 3:** - 3.53m x 2.9m (11'7" x 9'6")

**Bedroom 4 / Office:** - 3.53m x 2.77m (11'7" x 9'1")

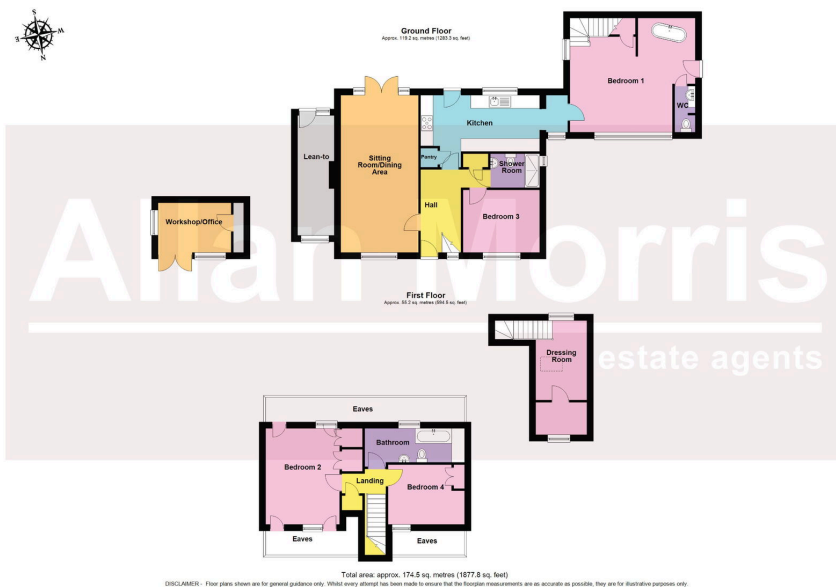
**Dressing Room:** - 3.66m x 2.36m (12'0" x 7'9")

**Bathroom:** - 4.6m x 1.78m (15'1" x 5'10")

**Shower Room:** - 2.26m x 1.57m (7'5" x 5'2")

**Workshop / Office:** - 3.38m x 2.29m (11'1" x 7'6")





- Peaceful rural setting
- Views over woodland
- Immaculately presented
- South facing easy to maintain gardens
- Workshop/Office ideal for WFH or hobbies
- Menithwood Community Association

