



Allan Morris
estate agents

**Main Street, Wick, Pershore,
Worcestershire.**

**Aragon House, Catherine Court, Main Street,
Wick, Pershore, Worcestershire. WR10 3NZ**

4 Double Bedrooms

Superb Sitting Room with woodburner

Spacious & well planned Kitchen/Dining/Family space

Master Bedroom with En-Suite

Guest Bedroom 2 with potential for En-Suite

Enviably location

Courtyard setting

Ample parking

Superb large rear garden offering further potential

A beautifully presented spacious property, situated within this sought after village, steeped in history and within easy reach of Pershore, Worcester City, Cotswolds and major transport links.

Accommodation briefly comprising: Initial Entrance Porch, welcoming Entrance Hall, downstairs Cloakroom, Sitting Room with woodburner and French doors to south facing courtyard, Dining Room, Office/Reception, exceptional open-plan Kitchen/Dining/Family Room (Kitchen is well fitted with central island unit and ample storage), leading into Dining/Family Room with bi-fold doors to the rear patio and stable style door to side, walk-in pantry and large Utility with door to side and rear. On the first floor: Master Bedroom with built-in wardrobes and En-Suite, three further double Bedrooms, Family Bathroom and potential for loft conversion.

Outside: Situated within a small courtyard development, with gravel driveway leading to ample parking and very pleasant south facing courtyard. The rear of the property has a large entertaining patio area, leading onto an established lawned garden in excess of 100ft, with further potential.

LOCATION:

The village of Wick is steeped in history and is a stones throw away from Pershore, offering further amenities, easy access to Worcester City and major transport links.





Directions:

From Worcester City centre continue up the London Road and at the 1st roundabout take the 1st exit onto Whittington Road (A44), heading towards the M5. At the roundabout take the 2nd exit onto Whittington Road, again signposted M5 and then taking the 2nd exit over the next roundabout towards Pershore. Continue for approximately 5 miles passing through the villages of Stoulton and Drakes Broughton. On entering Pershore, keep going through the village of Pershore over the bridge and continue for about ½ a mile and then turn left into Wick. At the T Junction turn right, continuing past The Manor House until you reach a phone box on the right hand side, where the entrance to Catherine Court will be on the left, where 'Aragon House' is the first one as you enter the courtyard.

WAM 7611

Useful Information:

Price: £800,000

Tenure: Freehold

EPC Rating: D

Council Tax Band: F

Ground Floor
Approx. 136.4 sq. metres (1467.9 sq. feet)



First Floor
Approx. 81.4 sq. metres (876.1 sq. feet)



Total area: approx. 217.8 sq. metres (2344.0 sq. feet)

Floorplan & Measurements:

Entrance Hall - 3.8m x 3.7m max (12'5" x 12'1")

Sitting Room - 6.2m x 4.3m (20'4" x 14'1")

Dining Room - 3.5m x 3.2m (11'5" x 10'5")

Office - 3.6m x 2.3m (11'9" x 7'6")

Pantry - 1.8m x 1.5m (5'10" x 4'11")

Utility - 3.2m x 2.7m (10'5" x 8'10")

Kitchen/Dining area - 8.3m x 4.8m (27'2" x 15'8")

Family Room - 4.3m x 3.5m (14'1" x 11'5")

Master Bedroom - 4.4m x 4.4m (14'5" x 14'5")

En-suite - 2.8m x 1.8m (9'2" x 5'10")

Bedroom 2 - 3.5m x 3.4m (11'5" x 11'1")

Bedroom 3 - 4.2m x 3.7m (13'9" x 12'1")

Bedroom 4 - 3.4m x 3.2m (11'1" x 10'5")

Family Bathroom - 2.1m x 1.9m (6'10" x 6'2")

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.

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