



**Allan Morris**  
estate agents

Stone, Kidderminster



**Venture House, Stone, Kidderminster.  
DY10 4PH**

- **Stunning family home**
- **4 Bedrooms**
- **Flexible ancilliary accommodation**
- **Private driveway**
- **Enclosed gardens**
- **Convenient location**

A stunning four bedroom detached family home improved to a high standard by the current owners and further benefiting from an independent Games Room with Utility Room and Cloakroom, ideal for conversion into Annexe if required. The property further benefits from a private driveway and well tended gardens.

Accommodation comprising: Entrance Hall, Study, spacious Living Room, Kitchen/Diner, Utility/Cloaks area, downstairs Cloakroom. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and a Family Bathroom.

Outside: Games/Garden Room with Utility and Cloakroom. To the front is a private driveway. To the side and rear is a garden comprising of spacious patio seating area and a lawned garden as well as a further enclosed patio seating area.

**LOCATION:** The property is located in the small village of Stone approximately 2 miles from the Town of Kidderminster and a wide range of amenities as well as mainline railway station. It is also within easy reach of the large village of Hagley benefiting from excellent schooling. The location offers a good mix of country living with full walking options close by and conveniently placed for access to several different towns and to motorway access.







## Directions:

From Worcester City head in a northerly direction through The Tything and Barbourne keeping on the A449 towards Kidderminster. Continue along the A449 before taking a right hand turn onto the A450 Worcester Road. Continue over the next roundabout and then take a left at the next roundabout onto the A448 Bromsgrove Road, reaching the Stone Manor Hotel. Turn immediately left into the main entrance where the property will be located on the left hand side.

What3words://tactical.frostbite.dignity.

WAM 7649

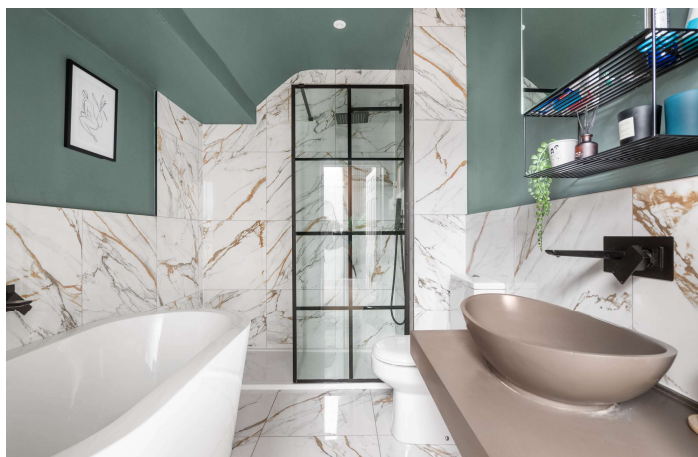
## Useful Information:

Price: £ 825,000

Tenure: Freehold

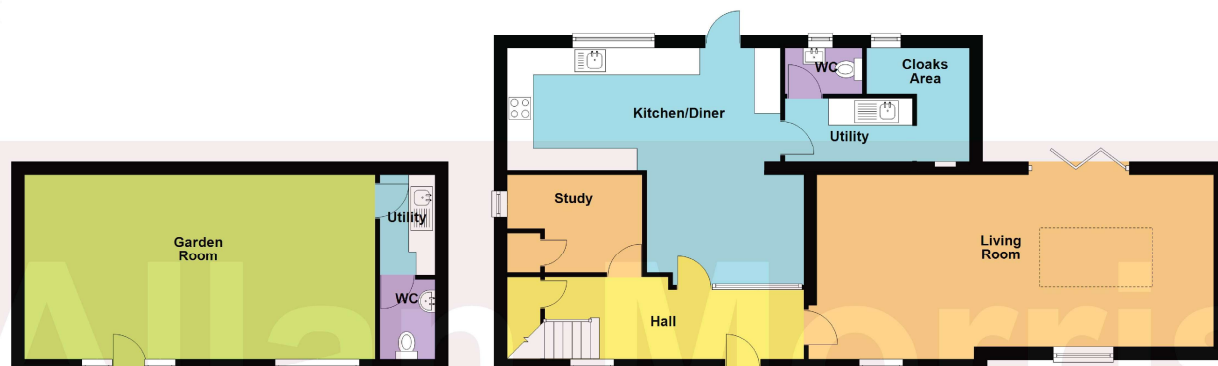
EPC Rating: C

Council Tax Band: E





**Ground Floor**  
Approx. 136.2 sq. metres (1466.3 sq. feet)



**First Floor**  
Approx. 78.8 sq. metres (848.4 sq. feet)



Total area: approx. 215.0 sq. metres (2314.7 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.

## Floorplan & Measurements

**Living Room** - 9.02m x 4.17m (29'7" x 13'8" max 12'7" min)

**Kitchen/Diner** - 6.22m x 5.56m (20'5" max x 18'3" min)

**Utility/Cloaks area** - 2.9m x 1.42m (9'6" x 4'8")

**Study** - 3.07m x 2.31m (10'1" x 7'7")

**Bedroom 1** - 5.23m x 3.51m (17'2" x 11'6")

**En-suite** - 2.57m x 1.07m (8'5" x 3'6")

**Bedroom 2** - 3.53m x 3.18m (11'7" x 10'5")

**Bedroom 3** - 3.78m x 3.51m (12'5" x 11'6")

**Bedroom 4** - 3.12m x 3.05m (10'3" x 10'0")

**Bathroom** - 2.54m x 2.01m (8'4" x 6'7")

**Games/Garden Room** - 7.98m x 4.11m (26'2" x 13'6")

**Utility Room/Kitchenette** - 2.34m x 1.27m (7'8" x 4'2")

**Address:**  
32 Sidbury, Worcester, WR1 2HZ

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.