



Allan Morris
estate agents

**Montgomerie Close, Powick,
Worcester.**

**7 Montgomerie Close, Powick, Worcester.
WR2 4QW**

Features:

- * Substantial 5 bedroom link detached house
- * Easy access to Worcester and Malvern
- * Excellent local Primary School
- * Flexible accommodation
- * Finished to a high standard
- * Superb Orangery overlooking garden
- * 3 Garages with parking

A wonderful opportunity to acquire a substantial link detached family home, situated within this sought after village, offering easy access to Malvern, Worcester, excellent local schooling and major transport links, with superb established rear garden and views towards the Malvern Hills.

Accommodation briefly comprises: Initial Entrance leading into Main Entrance Hall with storage and downstairs Cloakroom, Study/Office, Sitting Room with wood burner and bi fold doors into superb Orangery, with views over garden and the Malvern Hills in the distance, open-plan Kitchen/Breakfast Room fitted with integral appliances, with plinth lighting and door into Orangery. From the Kitchen access into covered walkway, giving front and rear access and door into Garage/Utility Area, with integrated fridge, space for washing machine, tumble dryer and boiler, inner door to further Double Garage with power and lighting. On the first floor: Master Bedroom Suite, large Bedroom with views over the gardens and towards the Malvern Hills, superb En-Suite Bathroom with double sink unit, large bath and separate shower, Dressing Area with built-in wardrobes, Guest Bedroom 2 overlooking the garden and Malvern Hills, En-Suite with shelving and storage, Bedroom 3 with built-in wardrobes and views to the rear, 2 further Bedrooms and Family Bathroom fitted with a freestanding bath and separate shower cubicle.

Outside: To the front is ample parking for numerous vehicles and access to Garaging, together with pleasant foregarden and block paved pathway. The rear of the property is spectacular and offers a quintessentially English garden, with an abundance of mature trees, shrubs and thoughtful planting, with initial lawned area with rose pergola and seating area, further covered seating area taking in views towards the Malvern Hills. The garden continues to a 2nd lower level, with further seating and patio areas, together with a cleverly placed Summer House/Studio, looking back towards the house and gardens. Pathways continue down to a further good size lawned area, with fruit trees, area for vegetable produce, etc. and offering a high degree of privacy.





LOCATION:

The property is situated within the sought after village of Powick, with excellent local schooling and access to Worcester, Malvern and both rail and road major networks. Powick enjoys several amenities to include several Public Houses, Convenience Store and Petrol Station.



DIRECTIONS:

From Worcester City centre proceed across the River Severn into St. John's. At the roundabout take the 1st exit onto the A449 Bromwich Road. Continue straight over the following 2 roundabouts and onto the continuation of the A449 Malvern Road. Proceed on this road until reaching a crossroads and a set of traffic signals. Turn left into Hospital Lane and take the right into King Charles Avenue. At the end of the road take a left into Prince Rupert Avenue and then 2nd right into Montgomerie Close, where number 7 will be found on the bottom right hand side.

WAM 7665





USEFUL INFORMATION:

EPC Rating: D

Tenure: Freehold

Council Tax Band: G

PRICE: O.I.R.O.: £795,000





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:

Office - 3.1m x 2.7m (10'2" x 8'10")

Sitting Room - 4.7m x 4.7m (15'5" x 15'5")

Orangerie - 6m x 3.2m (19'8" x 10'5")

Kitchen/Breakfast Room - 10m x 3.1m (32'9" x 10'2")

Utility Room - 3.4m x 2.3m (11'1" x 7'6")

Master Bedroom - 5.8m x 5.6m (19'0" x 18'4")

En-Suite - 3.9m x 2.7m (12'9" x 8'10")

Dressing Area - 3.5m x 2.5m (11'5" x 8'2")

Bedroom 2 - 4.7m x 4m (15'5" x 13'1")

En-Suite 2 - 2.8m x 2.4m (9'2" x 7'10")

Bedroom 3 - 4.6m x 3.9m (15'1" x 12'9")

Bedroom 4 - 3m x 2.7m (9'10" x 8'10")

Bedroom 5 - 3.6m x 2.8m (11'9" x 9'2")

Family Bathroom - 2.6m x 2.1m (8'6" x 6'10")

Double Garage - 5.7m x 5.3m (18'8" x 17'4")

Garage/Workshop - 3.5m x 3.2m (11'5" x 10'5")

Summer House - 3.6m x 2.5m (11'9" x 8'2")

Contact us:

Address:

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