



**Allan Morris**  
estate agents

**Berrow Green Road, Martley,  
Worcestershire.**



**Row End, Berrow Green Road, Martley,  
Worcestershire. WR6 6PQ**

- Extended detached family home
- 4 Bedrooms
- Flexible detached Studio
- Generous driveway & double Carport
- Stunning gardens
- Sought after village location
- Chantry school catchment

A most characterful, extended four bedroom detached family home, benefiting from generous well tended gardens of approximately 0.3 acres, situated on the outskirts of the popular village of Martley.

Accommodation comprising: Reception Hall, rear Lobby, downstairs Cloakroom and Utility Room, Kitchen, Dining Room, spacious Living Room with further Snug/Study Area. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and a Family Bathroom.

Outside: The property benefits from a spacious Studio suitable for various purposes, particularly ideal for those working from home. To the side is a generous driveway providing parking for several vehicles along with carport and to the rear are glorious, well tended gardens, offering a good degree of privacy and benefiting from a number of mature trees and shrubs.

**LOCATION:**

Row End is within the sought after village of Martley, offering a range of local amenities and excellent schooling, with the Chantry High School close by, together with easy access into Worcester City and major transport links.







## Directions

From Worcester take the Martley Road B4204. Continue through Lower Broadheath and into Martley, just past the Chantry High School. Continue along and at the T junction turn left, opposite the Garage. Continue for a few hundred yards, where Row End can be found on the right hand side.

What3words//soldiers.scoots.electrode

**WAM 7672**

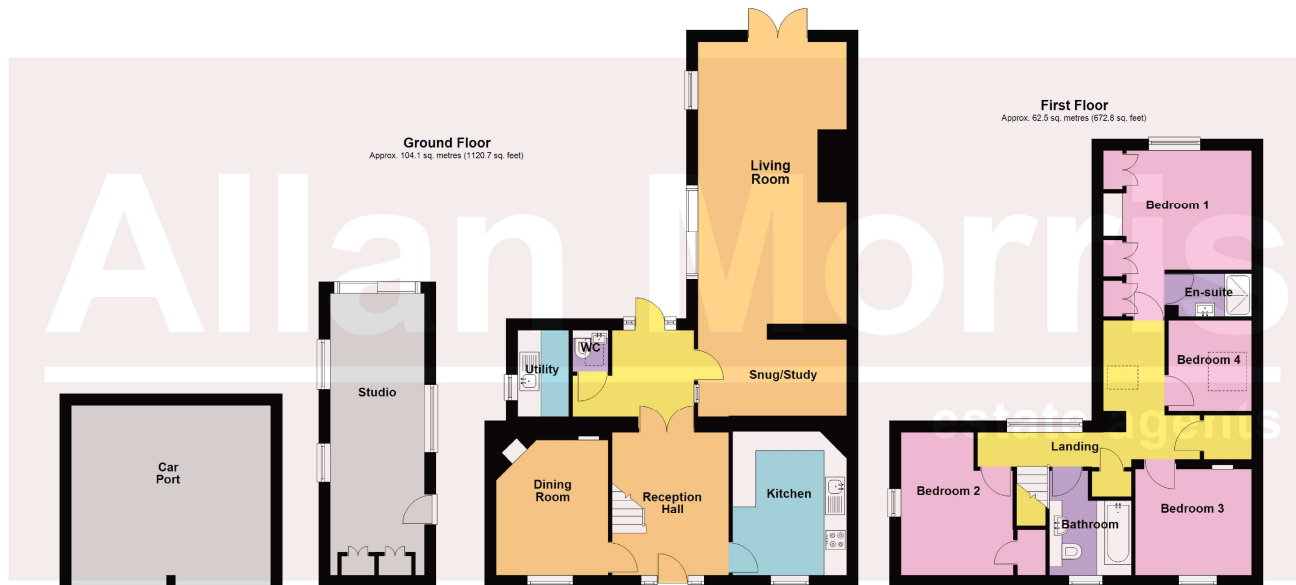
## Useful Information

Tenure: Freehold

EPC Rating: E

Council Tax Band E

**Price: £ 600,000**



## Floorplan & Measurements

**Reception Hall** - 3.86m x 2.97m (12'8" x 9'9")

**Kitchen** - 4.09m x 2.97m (13'5" x 9'9")

**Dining Room** - 3.53m max x 2.92m max (11'7" x 9'7")

**Living Room** - 7.01m x 3.66m (23'0" x 12'0")

**Snug/Study Area** - 3.71m x 2.08m (12'2" x 6'10")

**Utility Room** - 1.98m x 1.32m (6'6" x 4'4")

**Bedroom 1** - 4.34m max x 3.76m (14'3" x 12'4")

**Bedroom 2** - 3.78m x 2.87m (12'5" x 9'5")

**Bedroom 3** - 3.12m max x 2.69m (10'3" x 8'10")

**Bedroom 4** - 2.18m x 2.18m (7'2" x 7'2")

**Studio** - 7.32m x 2.64m (24'0" x 8'8")

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.

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