



Allan Morris
estate agents

Pensax, Stockton, Worcestershire

**Willow Bank, Pensax, Stockton,
Worcestershire. WR6 6XJ**

- Enhanced family home
- 4 Bedrooms
- Driveway & double Garage
- Stunning gardens
- Idyllic rural location
- Chantry School catchment

A fantastic four bedroom detached family home which has been greatly enhanced by the current owners, situated in the small village of Pensax, conveniently placed and within the Chantry School catchment area including bus pick up point.

Accommodation comprising: Entrance Hall, Study, Living Room, Kitchen, Dining Room, Garden Room, Utility and Cloakroom. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and a Family Bathroom.

Outside: There is a generous driveway, double Garage and to the rear is a private and well stocked garden.

LOCATION:

The property is located in the small village of Pensax, surrounded by glorious countryside and a Public House and Church. Within close proximity are a number of popular Primary Schools and the village also falls into the highly popular Chantry Secondary School catchment.





Directions

From Worcester City centre proceed over the river bridge into New Road and keep in the right hand side and follow the road round into Tybridge Street, then continue into Henwick Road which leads into Hallow Road. Continue through the village of Hallow and Great Witley, continue up the hill towards Abberley passing Abberley Hall School on the left. upon entering the village of Abberley, bear right onto Clows Top Road (B4202). Follow this road, passing The Bell Public House on the right hand side. After approximately 1 mile, turn left towards Pensax. On entering the village "Willow Bank" can be located on the right hand side.

What3words//:

WAM 7755

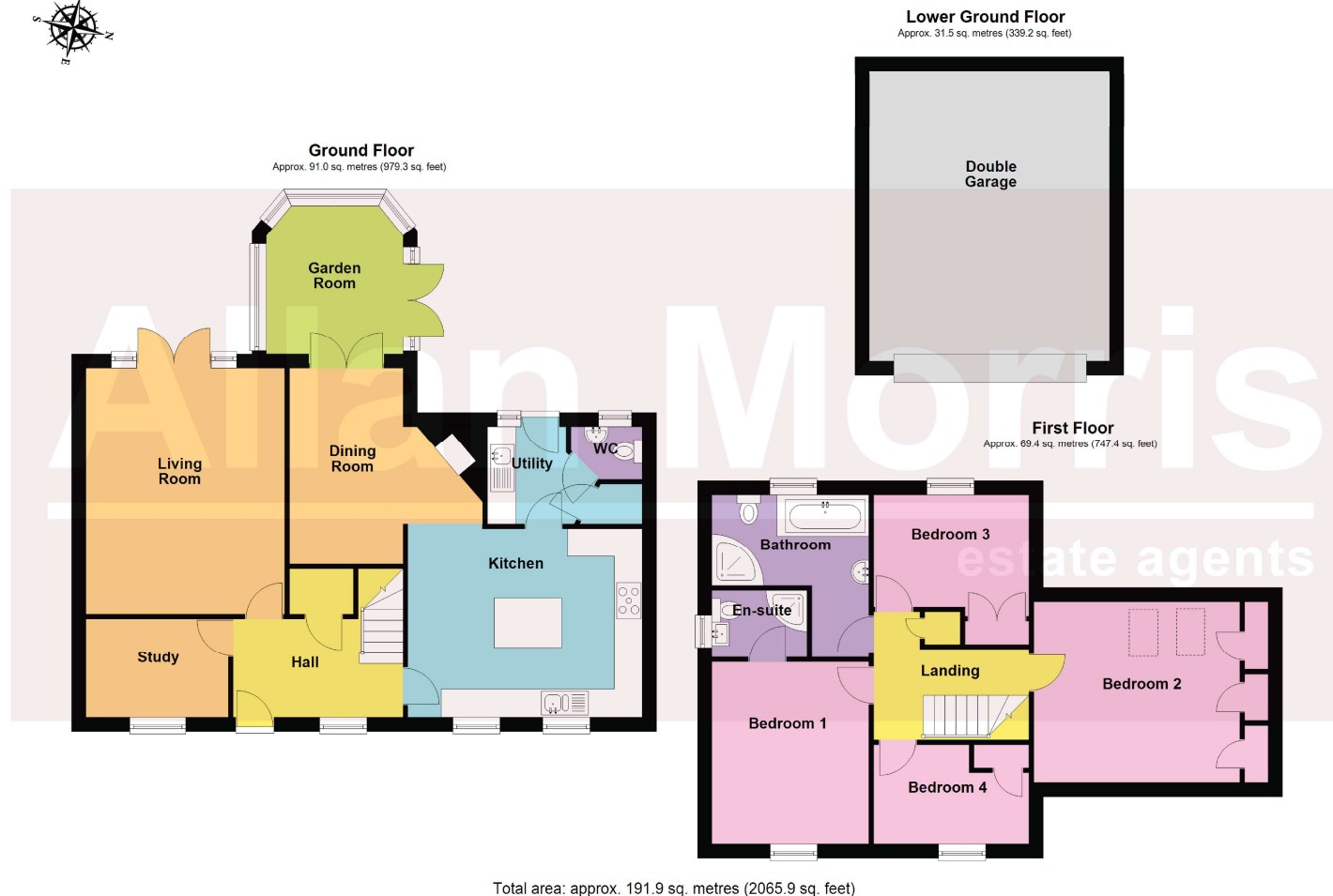
Useful Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: F

PRICE: Offers in the Region of: £650,000



Floorplan & Measurements

Living Room - 5.21m x 4.22m (17'1" x 13'10")

Study - 3m x 2.08m (9'10" x 6'10")

Kitchen - 4.98m x 4.01m (16'4" x 13'2")

Dining Room - 4.17m x 2.29m (13'8" x 7'6")

Utility Room - 2.06m x 2.34m (6'9" x 7'8"
maximum 5'5" minimum)

Garden Room - 3.35m x 2.9m (11'0" x 9'6")

Bedroom 1 - 3.84m x 3.33m (12'7" x 10'11")

En-suite - 1.42m x 2.01m (4'8" x 6'7")

Bedroom 2 - 4.22m x 3.84m (13'10" x 12'7")

Bedroom 4 - 3.3m x 2.11m (10'10" x 6'11")

Bathroom - 3.45m x 3.33m (11'4" x 10'11")

Integral Double Garage - 6.1m x 5m (20'0" x 16'5")

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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