



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Tilia, Pensax, Stockton, Worcestershire. WR6 6XJ

£525,000

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A spacious four bedroom detached family home, enjoying generous gardens, situated in the picturesque small village of Pensax.

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

Outside: To the front is a generous driveway and to the rear are glorious well tended gardens, offering a great degree of privacy.

LOCATION: The property is located in the small village of Pensax, surrounded by glorious countryside benefiting from 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.

Dining Room - 3.71m x 2.79m (12'2" x 9'2")

Living Room - 4.62m x 3.86m (15'2" x 12'8")

Kitchen - 5.31m x 3.56m (17'5" x 11'8" max 8'2" min)

Study/Playroom - 4.34m x 2.54m (14'3" x 8'4")

Bedroom 1 - 6.86m x 3.05m (22'6" x 10'0" max)

En-suite - 1.91m x 1.83m (6'3" x 6'0")

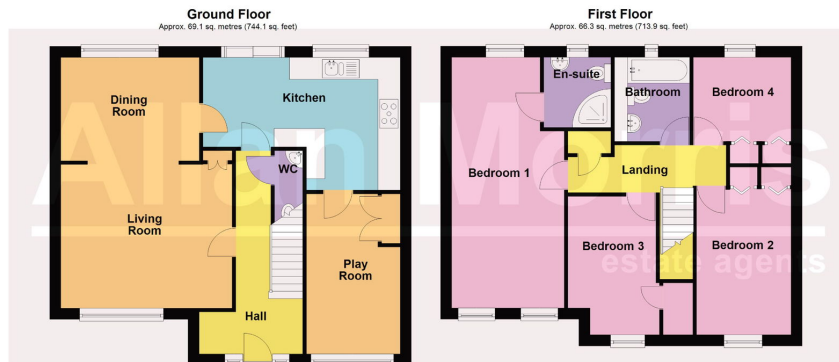
Bedroom 2 - 3.89m x 2.54m (12'9" x 8'4")

Bedroom 3 - 3.66m x 2.36m (12'0" x 7'9")

Bedroom 4 - 2.62m x 2.29m (8'7" x 7'6")

Bathroom - 2.26m x 2.03m (7'5" x 6'8")





Total area: approx. 135.5 sq. metres (1458.0 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.



- Detached modern family home
- 3 Reception Rooms
- Stunning gardens
- Small village location
- 4 Bedrooms
- Generous driveway
- Chantry School catchment
- Council Tax Band F

