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# Allan Morris

estate agents

View from bedroom 3



View from bedroom 2



## Cuckoo's Nest, Foredraught Lane, Tibberton, Worcestershire, WR9 7NH

This freehold detached dormer bungalow stands in private gardens with far reaching views, in a desirable village location and offers beautifully presented accommodation of approximately 1,825sqft plus a garage store.



Price £650,000

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Registered Office: 18 High Street, Bromsgrove, Worcestershire, B61 8HQ





## GENERAL INFORMATION

### TENURE

The vendor advises us that the property is FREEHOLD. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

### COUNCIL TAX BAND: F

(Wychavon District Council)

### EPC RATING: D

(Energy Performance Certificate)

### DIRECTIONS

From Droitwich: take the B4090 Hanbury Road and turn first right into The Holloway. At the end of the road turn left into Tagwell Road, then take the first island exit, continuing along Tagwell Road. Proceed under the M5 bridge and on into Plough Road. Proceed through Oddingley and on to Tibberton. After crossing the canal bridge turn first right into Foredraught Lane, where the property will be found towards the end of the lane on the left.

AMP: 2349/D1

**Cuckoo's Nest  
Foredraught Lane  
Tibberton  
Worcestershire  
WR9 7NH**

## GENERAL DESCRIPTION

**This freehold detached dormer bungalow stands in delightfully landscaped and private gardens with far reaching countryside views, offering spacious and beautifully presented accommodation of approximately 1,825sqft (excluding garage store), comprising:**

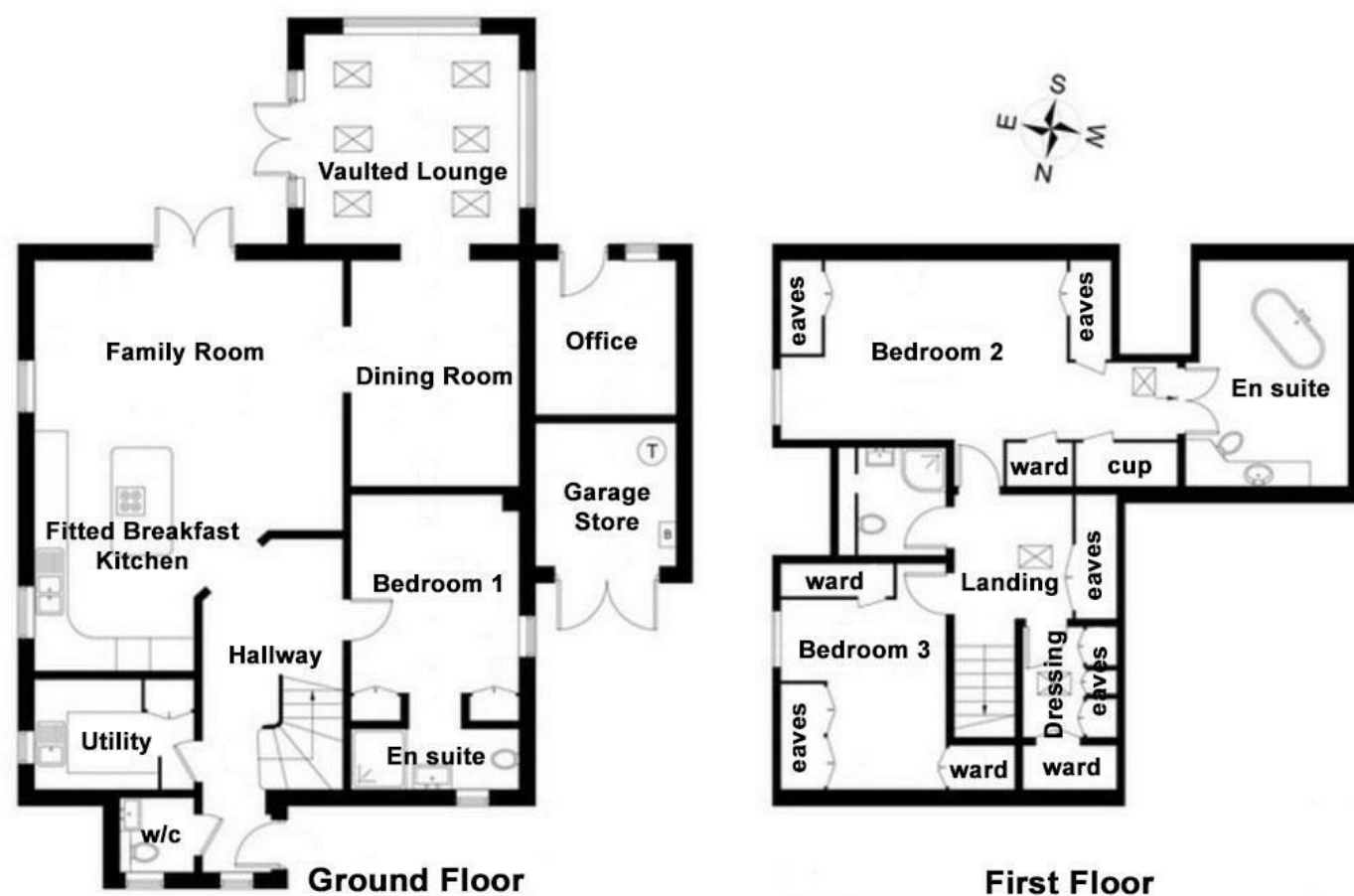
### Ground Floor

**Reception hallway with fitted cloakroom; utility room; fitted breakfast kitchen & family room; dining room; lounge with a high vaulted ceiling; double bedroom with en suite shower room; and an office with door from the garden.**

### First Floor

**Landing; two bedrooms; en suite bathroom; dressing room; and a shower room.**

**In addition, the property benefits from a short garage store, LPG-fired central heating, PVC double glazing and a forecourt providing off-road parking for up to eleven cars.**



Not to scale.

For general guidance only and not to be taken as a statement of fact.

Viewing is strictly by prior appointment via:

Allan Morris & Peace, Mid Worcestershire to South Birmingham Hub

Telephone: 0121 445 5209 or 01527 874646 or 01905 797755

or Email: [ampsales@allan-morris.co.uk](mailto:ampsales@allan-morris.co.uk)

#### IMPORTANT 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 the 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 particularly advised to verify all the dimensions carefully.

**FIXTURES AND FITTINGS** - Only those items specifically mentioned in these details are included in the sale price.

**SERVICES** - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

**LETTINGS** If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

**VIEWING** - By appointment with Bromsgrove office at 18 High Street, or telephone 01527 874646.

Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



The property more particularly comprises:

A canopy porch with a wall light point and front door opening to the RECEPTION HALLWAY having stairs to the first floor, a double doorframe opening to the kitchen & family room, doors to utility and bedroom, obscure double glazed window to the front, radiator, wall light point, six inset ceiling spotlights and a door to:

#### **FITTED CLOAKROOM**

Having a white low flush w/c and wash hand basin set in a vanity unit. Obscure double glazed window to front, chrome towel rail radiator and a wall light point.

#### **UTILITY ROOM 9'8" x 6'3" (2.95m x 1.91m)**

(Measurements include units) having a range of base and wall units with worktop surface, single bowl/single drainer sink, integrated washing machine and a recess for a tumble dryer. Double glazed window to side, radiator, extractor fan and a ceiling light point.

#### **FITTED BREAKFAST KITCHEN & FAMILY ROOM 24'2" x 16'9" (7.37m x 5.11m)**

(Measurements include units) having a range of base and wall units with concealed lighting over granite worktop surface with an inset sink and vegetable preparation bowl, integrated dishwasher, integrated bin store, built-in wine cooler, built-in combination microwave oven, built-in electric oven with warming drawer and a matching island with granite top incorporating a breakfast bar and having a built-in induction hob with cookerhood over. Two double glazed windows to side with far reaching countryside views, twin double glazed French doors opening to the garden, radiator, contemporary vertical radiator, TV aerial point, telephone point, two inset ceiling audio speakers, twenty four inset ceiling spotlights and a double doorframe opening to:

#### **DINING ROOM 13'5" x 10'0" (4.09m x 3.05m)**

Having a radiator, telephone point, four wall light points and a wide opening to:

#### **VAULTED LOUNGE 12'11" x 12'6" (3.94m x 3.81m)**

Having double glazed windows to side and rear, double glazed window with twin French doors opening to the garden and with countryside views. Radiator, granite hearth with a contemporary wood burning stove, TV aerial point, telephone point and a high vaulted ceiling with exposed beams, ten spotlight points and six remote controlled double glazed roof windows.

#### **BEDROOM ONE 11'9" x 10'0" (3.58m x 3.05m)**

(Measurements exclude wardrobes) having two double built-in wardrobes with mirror doors, double glazed window to side, radiator, TV aerial point, telephone point, three wall light points and a doorframe opening to:

#### **EN SUITE SHOWER ROOM 10'0" x 2'7" < 4'9" (3.05m x 0.79m < 1.45m)**

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin with a cupboard below; and a shower cubicle. Part tiled walls, obscure double glazed window to front, chrome towel rail radiator, extractor fan and three inset ceiling spotlights.

From the hallway, the open tread staircase with a balustrade leads up to the FIRST FLOOR LANDING having a built-in eaves store cupboard, double glazed roof window to side, radiator, wall light point and four inset ceiling spotlights.

#### **BEDROOM TWO 10'7" < 13'2" x 14'7" < 23'2" (3.23m < 4.01m x 4.45m < 7.06m)**

Measurements include restricted headroom) having a built-in wardrobe, four built-in eaves store cupboards, double glazed roof window to rear, double glazed dormer window to side with far reaching countryside views, radiator, two wall light points, and a low vaulted ceiling with light point and four inset ceiling spotlights. Low double doors open to:

#### **EN SUITE BATHROOM 13'5" x 8'2" (4.09m x 2.49m)**

(Measurements include suite & restricted headroom) having a white suite comprising: a low flush w/c; stone wash hand basin; and a freestanding bathtub with mixer tap & handheld showerhead. Tile flooring, chrome towel rail radiator and a low vaulted ceiling with extractor fan and six inset spotlights.

#### **SHOWER ROOM 7'0" x 6'4" (2.13m x 1.93m)**

(Measurements include suite & restricted headroom) having a white suite comprising: a low flush w/c; wash hand basin with two drawers below; and a shower cubicle. Part tiled walls, double glazed roof window to side, chrome towel rail radiator, shaver point, extractor fan and four inset ceiling spotlights.

#### **BEDROOM THREE 10'9" < 13'9" x 7'1" < 9'9" (3.28m < 4.19m x 2.16m < 2.97m)**

(Measurements include recess, dormer & restricted headroom) having a built-in wardrobe, built-in eaves store cupboard, wardrobe built-in over the stairwell, double glazed dormer window to side with far reaching countryside views, radiator and six inset ceiling spotlights.

#### **DRESSING ROOM 10'9" x 3'8" (3.28m x 1.12m)**

(Measurements include wardrobe & restricted headroom) having a built-in wardrobe with a mirror door, eaves storage cupboard with five access doors, a fitted wall mirror, radiator and a low sloping ceiling with double glazed roof window and three inset spotlights.

#### **OUTSIDE**

##### **OFFICE 9'2" x 8'5" (2.79m x 2.57m)**

Having a double glazed window to rear, double glazed door from the garden, radiator, light and power points.

##### **GARAGE STORE 8'7" x 8'7" (2.62m x 2.62m)**

(Measurements include boiler & hot water tank) Having double doors to the front, concrete base, power points, ceiling light point, 'Megaflo' pressurised hot water tank and a wall mounted 'Worcester' LPG-fired boiler.

#### **PARKING**

From the lane, the property is approached via a right of way over the gravel drive to the adjacent property, over a gravel forecourt providing off-road parking for up to eight cars.

#### **GARDEN**

The property benefits from lovely private gardens to both side and the rear of the bungalow, which need to be viewed to be fully appreciated, including the far reaching views over the adjacent countryside.