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# Allan Morris

estate agents



## 32 Pear Tree Way, Wychbold, Worcestershire, WR9 7JW

This immaculately presented detached family home has been refurbished to a high standard and offers spacious accommodation, a detached double garage, landscaped gardens, PVC double glazing and gas-fired central heating.



Price £500,000

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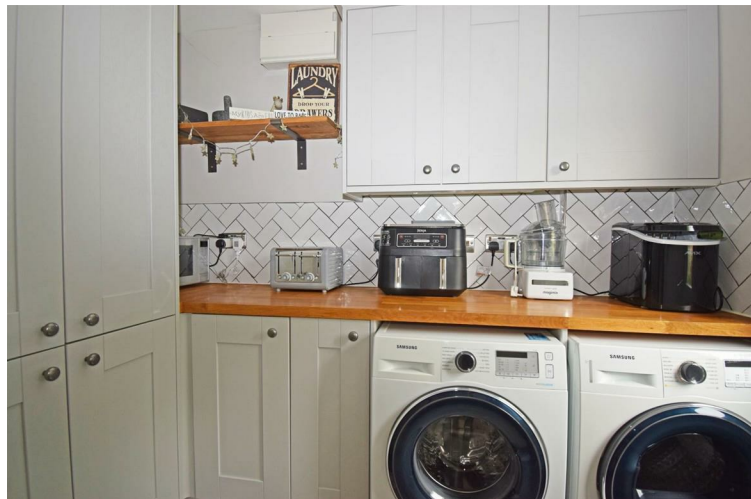
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Registered Office: 18 High Street, Bromsgrove, Worcestershire, B61 8HQ





## 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: C

(Energy Performance Certificate)

### DIRECTIONS

From Bromsgrove: take the A38 Worcester Road towards Droitwich. At the island by Webbs proceed straight on, continuing along the A38 Worcester Road. On entering Wychbold, take the first left into Church Lane, then first right into Pear Tree Way. Take the next right and follow the road around to the right, where the property will be found on the right at the end of the cul-de-sac off a private drive.

AMP:2404/D1

**32 Pear Tree Way  
Wychbold  
Worcestershire  
WR9 7JW**

## GENERAL DESCRIPTION

**This freehold detached family home is situated in a desirable residential area in the village of Wychbold, having good local amenities and is convenient for the national motorway network and the facilities of both Bromsgrove and Droitwich.**

**The house has been extensively refurbished and modernised by the current owners to a high standard, having PVC double glazing, gas-fired central heating and spacious accommodation of approximately**

**1,500sqft, comprising:**

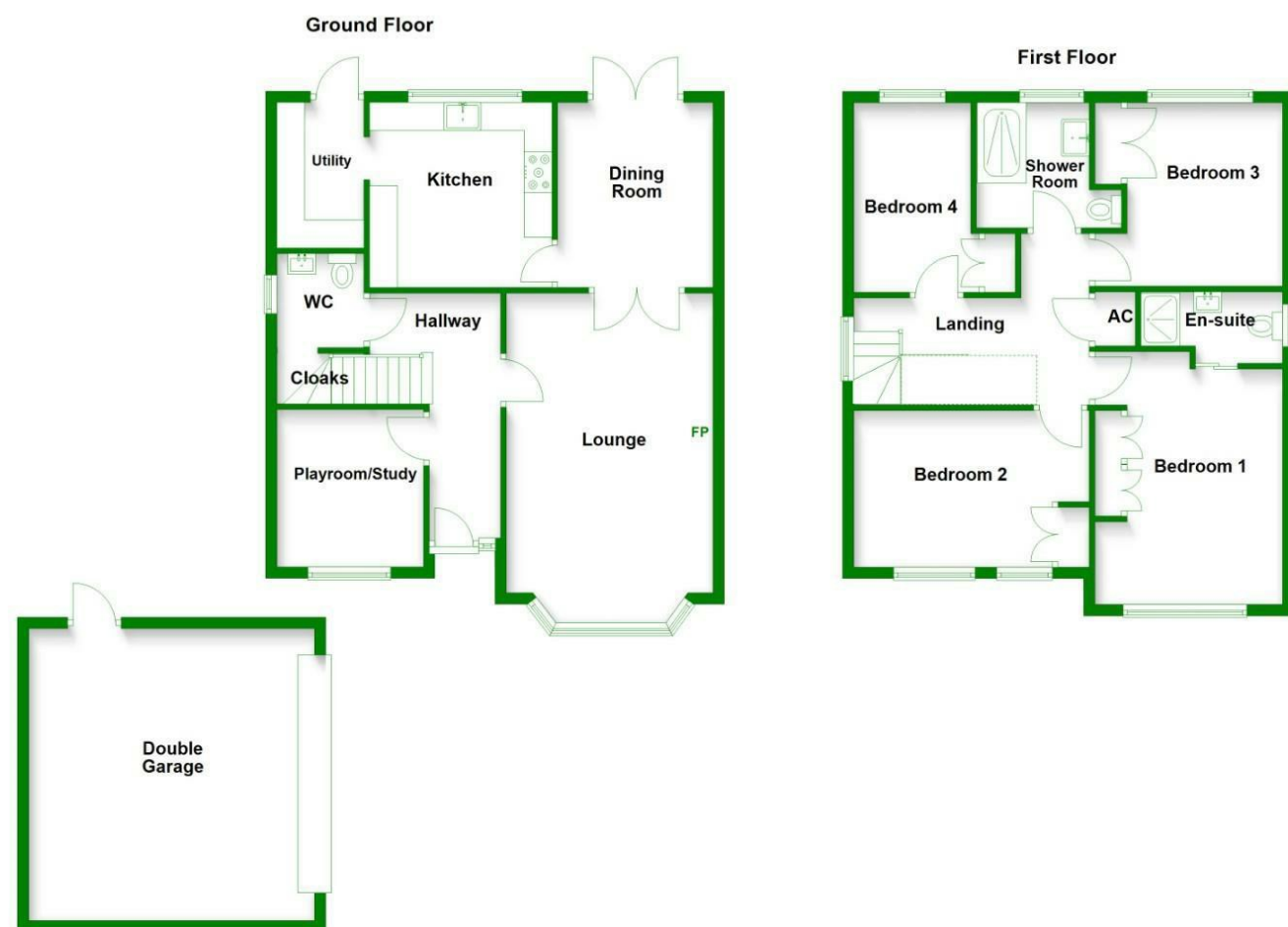
### Ground Floor

**A reception hallway with a refitted cloakroom; study/playroom; lounge; dining room; refitted kitchen; and refitted utility room.**

### First Floor

**A landing; four bedrooms, all with built-in wardrobes; a refitted shower room; and a remodelled family shower room.**

**In addition, the property benefits from a detached double garage, off-road parking for four cars and delightfully landscaped gardens.**



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

Plan produced using PlanUp.

**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:

An open porch with three inset ceiling spotlights and a double glazed front door opening to the RECEPTION HALLWAY having stairs to the first floor glazed doors to study/playroom, lounge and kitchen, contemporary vertical radiator, engineered oak flooring, telephone point, ceiling coving, two ceiling light points and a door to:

#### REFITTED CLOAKROOM

Having a low flush w/c and wash hand basin set in a vanity unit with quartz top, part tiled walls, obscure double glazed window to side, contemporary radiator, two inset ceiling spotlights and an understairs cloaks alcove.

#### STUDY/PLAYROOM 9'1" x 8'8" (2.77m x 2.64m )

Having a double glazed window to front, engineered oak flooring, contemporary radiator, TV aerial point, telephone point, ceiling coving and ceiling light point.

#### LOUNGE 19'4" x 12'1" (5.89m x 3.68m)

(Measurements include bay & fireplace) having a fireplace with a wood burning stove, double glazed bay window to front, engineered oak flooring, contemporary radiator, contemporary vertical radiator, TV aerial point, ceiling coving, two ceiling light points and glazed double doors to:

#### DINING ROOM 11'0" x 9'0" (3.35m x 2.74m)

(Excluding recesses) having refitted double glazed bi-fold doors with fitted blinds to the rear garden, 'Karndean' flooring, contemporary vertical radiator, ceiling coving, ceiling light point and a glazed door to:

#### REFITTED KITCHEN 10'11" x 10'9" (3.33m x 3.28m)

(Measurements include units) having a range of base and wall units with oak work top surfaces, 'Belfast' sink, integrated dishwasher, integrated fridge/freezer, built-in wine cooler, two built-in 'Neff' electric ovens with 'hide and slide' doors, built-in 'Neff' five ring gas hobs with 'Neff' cookerhood over. Part tiled walls, refitted double glazed window to rear, contemporary vertical radiator, 'Karndean' flooring, six inset ceiling spotlights and a door frame opening to:

#### UTILITY 8'6" x 5'1" (2.59m x 1.55m)

(Measurements include units) having a range of base and wall units matching the kitchen, including a larder cupboard and having an oak work top surface and recesses for washing machine and tumble dryer. Part tiled walls, 'Karndean' flooring, refitted obscure double glazed door to rear garden, an inset ceiling spotlight and a cupboard housing the 'Worcester' gas-fired boiler, installed in February 2018 under an eight year warranty.

From the hallway, the stairs with oak balustrade, lead up to the FIRST FLOOR LANDING having an obscure double glazed window to side, built-in airing cupboard, contemporary radiator, ceiling coving, three inset ceiling spotlights and an access hatch with a pull-down ladder to the part boarded loft with light point.

#### BEDROOM ONE 13'8" x 14'11" x 11'6" x 12'4" (4.17m x 4.55m x 3.51m x 3.76m)

(Measurements include wardrobe) having a built-in four door wardrobe, double glazed window to front, contemporary radiator, TV aerial point, telephone point, ceiling coving, ceiling light point and a sliding door to:

#### REFITTED EN-SUITE SHOWER ROOM 9'6" x 4'1" (2.90m x 1.24m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin with drawer below; and a shower cubicle. 'Porcelanosa' tiled walls and flooring, chrome towel rail radiator, obscure double glazed window to side, shaver point and three inset ceiling spotlights, one with extractor fan.

#### BEDROOM TWO 13'4" x 14'2" x 9'4" (4.06m x 4.32m x 2.84m)

(Measurements include wardrobe) having a built-in double wardrobe, two double glazed windows to front, contemporary radiator, ceiling coving and ceiling light point.

#### BEDROOM THREE 10'9" x 9'6" x 12'4" (3.28m x 2.90m x 3.76m)

(Measurements include wardrobe & door recess) having a built-in three door wardrobe, double glazed window to rear, contemporary radiator, ceiling coving and ceiling light point.

#### BEDROOM FOUR 11'2" x 6'9" x 9'0" (3.40m x 2.06m x 2.74m)

(Measurements include built-in wardrobe) having a built-in three door wardrobe, double glazed window to rear, contemporary radiator, ceiling coving and three inset ceiling spotlights.

#### REMODELLED FAMILY SHOWER ROOM 7'2" x 8'5" x 7'0" (2.18m x 2.57m x 2.13m)

(Measurements include suite) having a white suite comprising: a high level flush w/c; a wash hand basin set on an 'Old Oak' cabinet with matching wall cabinet over; and a large shower cubicle. 'Porcelanosa' tiled walls and flooring, electric under floor heating, contemporary radiator with heated towel rail, obscure double glazed window to rear, integrated DAB radio with two ceiling speakers, tiled shelving, extractor fan and four inset ceiling spotlights.

#### OUTSIDE

##### DETACHED DOUBLE GARAGE 17'2" x 16'10" (5.23m x 5.13m)

(Door width 15'7" 4.75m) having a remote controlled roller shutter door to front, personnel door to side, painted concrete base, light and power points. To the rear of the garage there is a paved area with a LARGE TIMBER SHED 9'6" X 6'6" (2.90m x 1.98m).

#### PARKING

To the front, the garage is approached from the shared block paved and tarmac driveway, over a tarmac drive providing off-road parking for two cars side by side. To the front of the house and side of the garage there is a further block paved area providing further off-road parking for two cars. To the side of the house a gate opens to the side and rear garden.

#### GARDEN

The property benefits from a delightfully landscaped garden with an east south easterly aspect, comprising: a paved patio across the rear of the house with a water tap and beyond which is a lawn with established borders. To the side there are two adjoining circular patios from which a block paved path leads to a covered paved patio with a small wood burning stove.