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# Allan Morris

estate agents



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

This freehold detached family home occupies a good sized plot with private gardens having a lovely southerly aspect and offers well appointed and spacious accommodation of approximately 1,765sqft plus a detached double garage.



Price £550,000

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





## GARDENS

The house stands behind a lawn. A gate between the house and garage opens to the private rear garden having a lovely southerly aspect and comprising: a paved and gravel patio across the rear of the house with steps up to the large well stocked beds across the rear. To the side there is a lawn with beds and borders and to the rear of the garage there is a useful area with space for a shed or greenhouse.

## 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: G

(Wychavon District Council)

### EPC RATING: C

(Energy Performance Certificate)

### DIRECTIONS

From Bromsgrove: take the A38 Worcester Road, proceed straight on at the 'Webbs' island, continuing along the A38. On entering Wychbold take the first left into Church Lane, then first right into Pear Tree Way. Bear left, where the property will be found at the head of the cul-de-sac.

AMP:2403/D1

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

## GENERAL DESCRIPTION

**This freehold detached family home occupies a good sized corner position in a desirable location, convenient for the amenities of the village, the national motorway network and the facilities of both Bromsgrove and Droitwich.**

**The house has PVC double glazing, gas-fired central heating and well appointed and spacious accommodation of approximately 1,765sqft, comprising:**

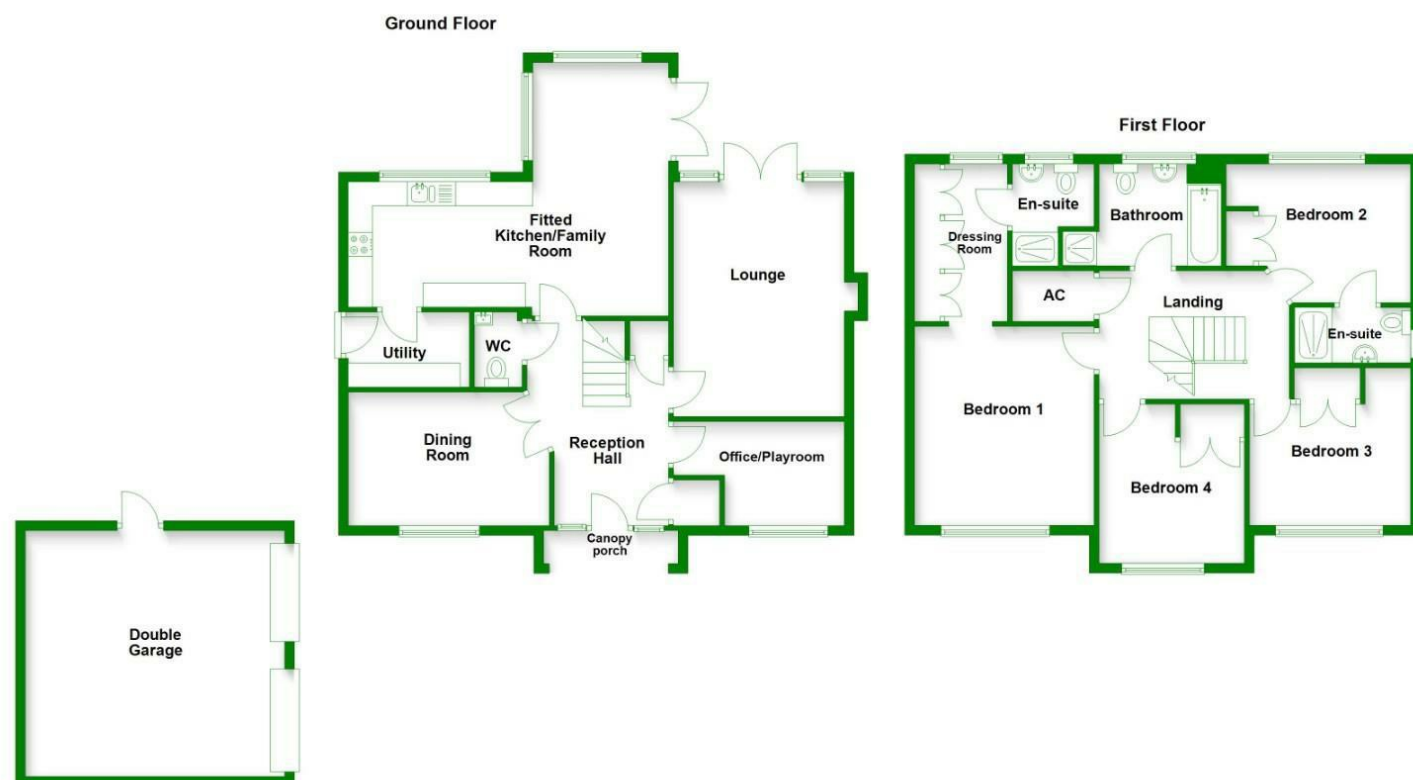
### Ground Floor

**A welcoming reception hall with a built-in cloaks cupboard and fitted cloakroom; lounge; dining room; office/playroom; an open plan fitted kitchen and family room; and a utility room.**

### First Floor

**A gallery landing; four double bedrooms; en suite dressing room and shower room to bedroom 1; en suite shower room to bedroom two; and a family bathroom.**

**In addition, the property benefits from a detached double garage, off-road parking for up to seven cars and a good sized private rear garden with a lovely southerly aspect.**



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 a ceiling light point and an obscure double glazed front door opening to the WELCOMING RECEPTION HALL 14'9" x 10'4" (4.50m x 3.15m) (maximum measurements including stairs) having stairs to the first floor, an understairs cupboard, built-in cloaks cupboard, wood flooring, radiator, ceiling coving, five inset ceiling spotlights and a door to:

#### FITTED CLOAKROOM

Having a white low flush w/c and wash hand basin with a cupboard below and tiled splashback. Radiator, extractor fan and an inset ceiling spotlight.

#### LOUNGE 17'8" x 11'8" (5.38m x 3.56m)

(Measurements include fireplace & recess) having a double glazed window with two French doors opening to the rear garden, a contemporary feature fireplace, two radiators, TV aerial point, ceiling coving and six inset ceiling spotlights.

#### OFFICE / PLAYROOM 9'4" < 11'8" x 6'11" (2.84m < 3.56m x 2.11m)

Having a double glazed window to front, radiator, telephone point and three inset ceiling spotlights.

#### DINING ROOM 13'9" x 9'0" (4.19m x 2.74m)

Having a double glazed window to front, radiator, wood flooring, ceiling coving and a ceiling light point.

#### L-SHAPED FITTED KITCHEN & FAMILY ROOM 21'10" x 9'3" < 17'0" (6.65m x 2.82m < 5.18m)

(Measurements include units) having a range of base and wall units with concealed lighting over worktop surfaces, single bowl/single drainer sink with a vegetable preparation bowl, integrated dishwasher, integrated freezer, integrated fridge and built-in electric oven and four ring gas hob with a cookerhood over. Part tiled walls, laminate wood flooring, two double glazed windows to rear, double glazed window to side, twin double glazed French doors to the rear garden, two radiators, fourteen inset ceiling spotlights and a door to:

#### UTILITY ROOM 7'8" x 5'1" (2.34m x 1.55m)

(Measurements include units) having base and wall units with a worktop surface, single bowl/single drainer sink and recesses for washing machine and tumble dryer. Part tiled walls, laminate wood flooring, obscure double glazed door to side, radiator, ceiling light point and a wall mounted 'Ideal' gas-fired boiler.

From the hall, the staircase with contemporary oak and glass balustrade leads up to the FIRST FLOOR GALLERY LANDING having a large built-in airing cupboard, radiator, four inset ceiling spotlights and an access hatch with a pull-down ladder to the part boarded loft with light point.

#### BEDROOM ONE 13'7" x 11'11" (4.14m x 3.63m)

(Measurements include units) having fitted units comprising: a single wardrobe to both sides of the bedspace with a five door cupboard over. Double glazed window to front, radiator, TV aerial point, telephone point, four inset ceiling spotlights and an arch opening to:

#### EN SUITE DRESSING ROOM 10'8" x 6'11" (3.25m x 2.11m)

(Measurements include wardrobes) having a six door wardrobe fitted across one wall, double glazed window to rear, radiator, two inset ceiling spotlights and a door to:

#### EN SUITE SHOWER ROOM 7'10" x 5'8" (2.39m x 1.73m)

(Maximum measurements include suite & recesses) having a white suite comprising: a low flush w/c and wash hand basin set in a vanity unit; and a large shower cubicle. Part tiled walls, obscure double glazed window to rear, radiator, shaver socket, extractor fan and two inset ceiling spotlights.

#### BEDROOM TWO 12'7" x 9'5" (3.84m x 2.87m)

(Measurements include wardrobe & recess) having a built-in two door wardrobe, double glazed window to rear, radiator, TV aerial point, ceiling light point and a door to:

#### EN SUITE SHOWER ROOM 7'10" x 3'10" (2.39m x 1.17m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a large shower cubicle. Part tiled walls, obscure double glazed window to side, radiator, shaver socket, extractor fan and a ceiling light point.

#### BEDROOM THREE 11'10" x 10'9" (3.61m x 3.28m)

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

#### BEDROOM FOUR 10'10" x 10'9" (3.30m x 3.28m)

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

#### FAMILY BATHROOM 7'0" x 7'10" < 9'7" (2.13m x 2.39m < 2.92m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; panelled bath; and a shower cubicle. Part tiled walls, obscure double glazed window to rear, radiator, shaver socket, extractor fan and two inset ceiling spotlights.

#### OUTSIDE

#### DETACHED DOUBLE GARAGE 17'7" x 17'0" (5.36m x 5.18m)

(Door widths 7'0" 2.13m) having two up-and-over doors to front, concrete base, obscure single glazed door garden, light and power points.

#### PARKING

The house and garage are approached, from the shared tarmac drive, over a tarmac drive providing off-road parking for up to five cars.