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Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677
Registered Office: 18 High Street, Bromsgrove, Worcestershire. B61 8HQ.



Allan Morris

estate agents



Orchard House (Formerly Bacchus), Worcester Road, Wychbold, Worcestershire, WR9 7PA

This freehold detached family home has been extended and refurbished by the current owners to provide spacious and flexible accommodation of approximately 1,820sqft and enjoys good off-road parking and a private rear garden with a lovely westerly aspect and a timber garden room/bar.



Price £499,950

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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.



- Freehold detached family home
- Large bathroom & Separate toilet
- Three double bedrooms
- Reception hallway
- Bedroom/snug
- Store/Office
- Lounge
- Fitted kitchen, dining & family room
- Utility room & Bathroom
- PVC double & triple glazing & Gas CH

The property more particularly comprises:

A double glazed front door opening to the RECEPTION HALLWAY having a double glazed acoustic window to side, contemporary tiled flooring, radiator, stairs to first floor, doors to bedroom/snug, lounge and family room, curtain fronted cloaks alcove and two ceiling light points.

BEDROOM FOUR / SNUG 15'10" x 7'3" (4.83m x 2.21m)

Having a double glazed acoustic window to front, laminate wood flooring, radiator, ceiling light point and a bookcase door opening to:

STORE ROOM / OFFICE 6'11" x 6'7" (2.11m x 2.01m)

Having a contemporary vertical radiator, power points, ceiling light point and a door to the short garage store.

LOUNGE 13'10" x 13'1" (4.22m x 3.99m)

(Measurements include bay & recesses) having a double glazed acoustic bay window to front, radiator, TV aerial point and a ceiling light point.

FITTED BREAKFAST KITCHEN, DINING & FAMILY ROOM 21'0" < 26'1" x 16'3" < 20'8" (6.40m < 7.95m x 4.95m < 6.30m)

(Measurements include units & recesses) having a range of base and wall units with worktop surfaces, tiled splashback and built-in induction hob with integrated cookerhood over, built-in electric oven and a built-in combination oven, microwave and steam oven. Large matching island with a worktop surface incorporating a breakfast bar, inset sink and a wine cooler. Large double glazed window with double sliding doors opening to the rear garden, three double glazed roof windows, two contemporary vertical radiators, a fireplace with a woodburning stove, TV aerial point, fifteen inset ceiling spotlights, ceiling light point and a door to:

UTILITY ROOM 9'8" x 6'11" (2.95m x 2.11m)

(Measurements include units) having base and wall units with a worktop surface, single bowl/single drainer sink and a recess for washing machine and tumble dryer. Part tiled walls, triple glazed window to rear, triple glazed door to the rear garden, contemporary vertical radiator, ceiling light point and a door to:

BATHROOM 6'6" x 6'11" < 13'4" (1.98m x 2.11m < 4.06m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin with drawers below; and a panelled bath with shower and screen over. Part tiled walls, contemporary vertical radiator, extractor fan, wall light point, ceiling light point and a useful understairs storage alcove.

From the hallway, the stairs lead up to the FIRST FLOOR LANDING having a double glazed window to the side, access hatch to the loft and a ceiling light point.

BEDROOM ONE 14'6" x 13'1" (4.42m x 3.99m)

(Measurements include bay) having a double glazed acoustic bay window to the front, radiator and a ceiling light point.

BEDROOM TWO 13'6" x 13'1" (4.11m x 3.99m)

(Measurements include chimney breast) having a triple glazed window to rear, radiator and a ceiling light point.

BEDROOM THREE 12'8" x 8'9" (3.86m x 2.67m)

Having a double glazed acoustic window to the front, radiator and a ceiling light point.

LARGE BATHROOM 9'11" x 9'4" (3.02m x 2.84m)

(Measurements include suite & cupboard) having a white suite comprising: a pedestal wash hand basin; corner shower cubicle; and a 'ball & claw foot' bathtub. Part tiled walls, obscure triple glazed window to the rear, radiator, ceiling light point and a large built-in airing cupboard housing the 'Vaillant' gas-fired combination boiler.

SEPARATE TOILET

Having a white low flush w/c, obscure triple glazed window to rear and a ceiling light point.

OUTSIDE

SHORT GARAGE STORE 9'5" x 7'8" (2.87m x 2.34m)

Having double metal doors to front, door to store/office, concrete base and a ceiling light point.

PARKING

To the front, the house is approached over a block paved and gravel drive providing off-road parking for up to five cars.

GARDENS

The house stands behind a lawn with established borders behind a low brick wall. A gate opens to a wide pathway along the side of the house to the rear. The property benefits from a private rear garden with a lovely westerly aspect, comprising: a gravel and sleeper patio across the rear of the house, beyond which is a lawn with two mature trees and established borders. To the rear there is a gravel and sleeper terrace and a sandpit, from which glazed double doors open to:

GARDEN ROOM / BAR 13'5" x 11'6" (4.09m x 3.51m)

Having two single glazed windows to the side, light and power points.

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: D

(Wychavon District Council)

EPC RATING: C

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove: take the A38 Worcester Road. At the island by Webbs Garden Centre, take the second exit, continuing along the A38 Worcester Road, proceed through the village, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2442/D1

