



Worcester Road, Wychbold, Worcestershire, WR9 0DF

£500,000

Allan Morris
estate agents

Worcester Road, Wychbold, Worcestershire, WR9 0DF

This extended freehold detached family home offers flexible and deceptively spacious accommodation of approximately 1,670sqft, plus a detached double garage and having gas-fired central heating and PVC double glazing.

The property also benefits from gated off-road parking and a large private rear garden having a lovely westerly aspect and a timber 'she shed' and pergola.

The property is situated in a desirable location, convenient for commuting to Birmingham and Worcester, the national motorway network and the facilities of both Bromsgrove and Droitwich Spa.





The property more particularly comprises:

A canopy porch with a wall light point, five inset ceiling spotlights and a double glazed front door to the RECEPTION HALLWAY having stairs to first floor, doors to lounge, dining room and kitchen, understairs cloaks cupboard, radiator, dado rail, ceiling coving and five inset ceiling spotlights.

LOUNGE

5.84m x 3.35m (19'2" x 11'0")

(Measurements include recesses) having a feature fireplace with electric fire, double glazed window with twin French doors to the rear garden, radiator, TV aerial point, wide opening to dining room, ceiling coving and five inset ceiling spotlights.

DINING ROOM

4.34m x 3.78m (14'3" x 12'5")

(Measurements include bay & recesses) having a double glazed bay window to front, radiator, ceiling coving, ceiling light point and an arch opening to a LOBBY with doors to study and snug.





STUDY

2.77m x 3.66m x 2.18m (9'1" x 12'0" x 7'2") Having a double glazed window to rear, radiator and ceiling light point.

SNUG

2.64m x 4.50m x 2.18m (8'8" x 7'2") (Measurements include cupboard) having a double glazed window to front, built-in double cupboard, radiator, TV aerial point and ceiling light point.

FITTED BREAKFAST KITCHEN

3.94m x 5.64m x 3.68m (12'11" x 18'6" x 12'1") (Measurements include units) having a range of base and wall units with concealed lighting over wood worktop surfaces, single bowl/single drainer sink with vegetable preparation bowl, recess with fitted range oven and cookerhood over, recess for dishwasher, space for 'American' style fridge freezer. Part tiled walls, double glazed window to rear, radiator, obscure double glazed door to side, double glazed window to side, ceiling coving, eight inset ceiling spotlights and door to utility.



UTILITY ROOM

2.44m x 1.17m x 1.98m (8'0" x 3'10" x 6'6") (Measurements include units & cupboard) having base and wall units with worktop surface, single bowl sink and recess for washing machine and tumble dryer. Part tiled walls, double glazed window to side, access hatch to roof space, wall mounted heater, door to toilet, ceiling light point and a large built-in cupboard housing the wall mounted gas-fired 'Worcester' boiler, installed in September 2018.

TOILET

Having a white low flush w/c and pedestal wash hand basin with tiled splashback, obscure double glazed window to side and an inset ceiling spotlight.

From the hallway, the stairs with balustrade lead up to the FIRST FLOOR LANDING having an obscure double glazed window to side, radiator, dado rail, ceiling coving and an access hatch with a pull-down ladder to loft.



BEDROOM ONE

4.72m x 2.97m x 3.28m (15'6" x 9'9" x 10'9") (Measurements include recesses) having twin double glazed French doors with ornate safety railings overlooking the rear garden, obscure double glazed window to side, feature fireplace, two radiators, TV aerial point, ceiling coving, eight inset ceiling spotlights, ceiling light point and an arch to dressing area.

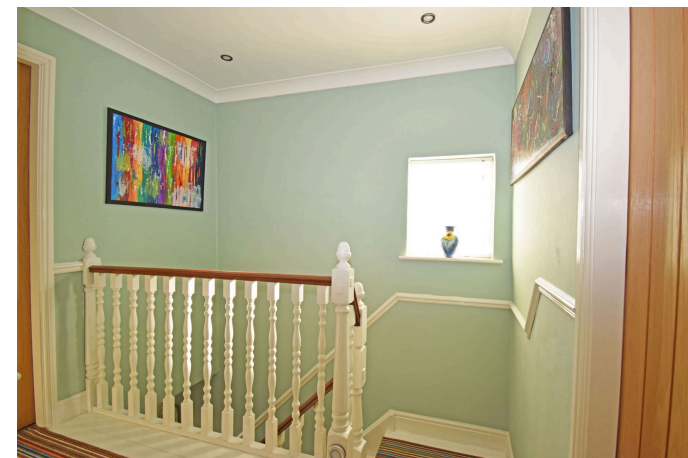
DRESSING AREA

2.51m x 1.37m (8'3" x 4'6") (Measurements include wardrobe) having a fitted wardrobe with two sliding mirror doors, double glazed window to rear, radiator, two inset ceiling spotlights and a door to shower room.

EN SUITE SHOWER ROOM

2.16m x 1.32m x 2.21m (7'1" x 4'4" x 7'3") (Measurements include suite) having a white suite, comprising: a low flush w/c set in a vanity unit; wash hand basin set in a vanity unit with a stone top; and a large shower cubicle. Tiled walls, chrome towel rail radiator, vanity light with shaver point, extractor fan and ceiling light point.





BEDROOM TWO

3.66m x 3.51m (12'0" x 11'6")
(Measurements include recess & cupboard)
having a double glazed window to front, radiator, picture rail, nine inset ceiling spotlights and a built-in airing cupboard housing the lagged hot water tank.

BEDROOM THREE

3.58m x 4.47m x 2.18m (11'9" x 14'8" x 7'2")
Having a double glazed window to front, radiator and seven inset ceiling spotlights.

BEDROOM FOUR

2.13m x 2.13m (7'0" x 7'0")
Having a double glazed window to front, radiator and three inset ceiling spotlights.

FAMILY BATHROOM

2.59m x 2.26m (8'6" x 7'5")
(Measurements include suite) having a white suite, comprising: a low flush w/c and wash hand basin set in a vanity unit; panelled bath; and a shower cubicle. part tiled walls, obscure double glazed window to rear, radiator, an inset ceiling spotlight and a ceiling light point.

DETACHED DOUBLE GARAGE

5.38m x 5.38m (17'8" x 17'8")
(Door width 13'8" 4.16m) having a remote controlled sectional door to front, concrete base, light and power points.

PARKING

The house and garage are approached over a block paved drive, with two five bar gates, providing off-road parking for up to five cars. A gate opens to a pathway along the side of the house to the rear garden, with a BUILT-IN STORE 9'3" x 3'10" (2.82m x 1.18m) having fitted shelving, cold water tap and a wall light point.

GARDENS

The property benefits from a large and private rear garden, with a lovely westerly aspect, comprising: a paved terrace across the rear of the house with a wind-out canopy and a step down to a lawn with a gravelled pathway and steps to a decked patio with a modern pergola. To the side, there is a further decked terraced, from which twin double glazed doors to the timber 'She Shed'. At the rear there is a further lawn and vegetable patch.

TIMBER 'SHE SHED'

3.78m x 2.79m (12'5" x 9'2") Having two double glazed windows to side, twin double glazed doors to the decked terrace, light and power points.

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

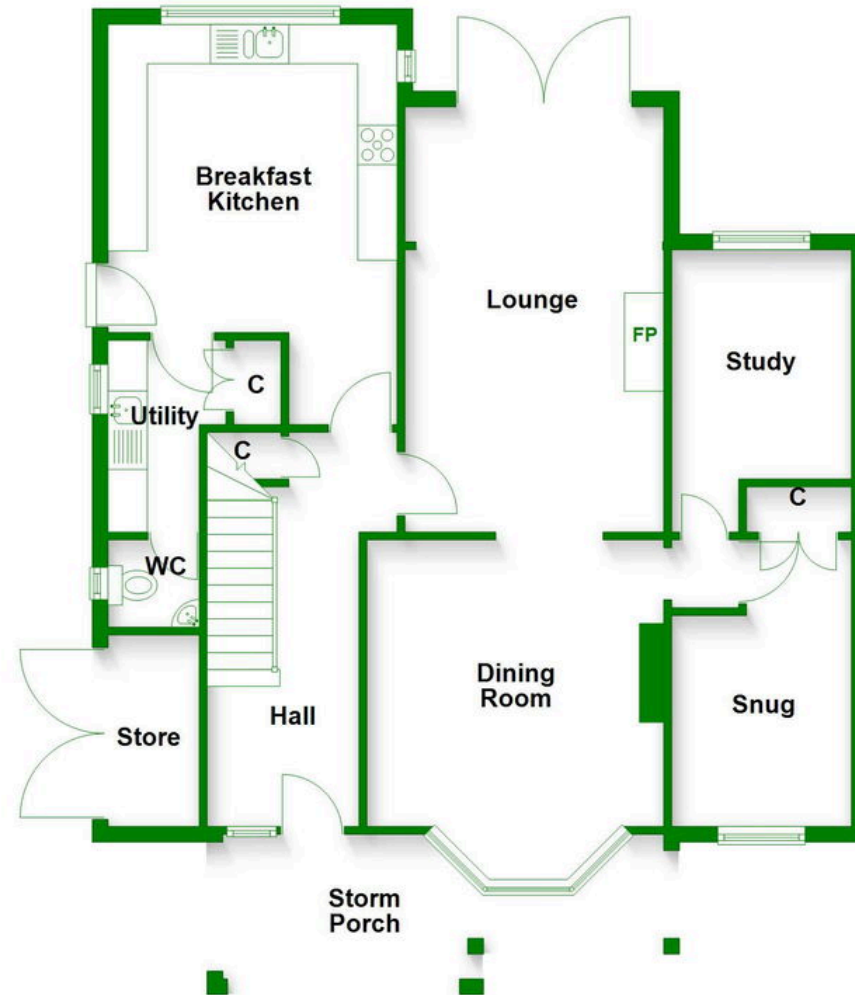
EPC BAND: D
Energy Performance Certificate

DIRECTIONS

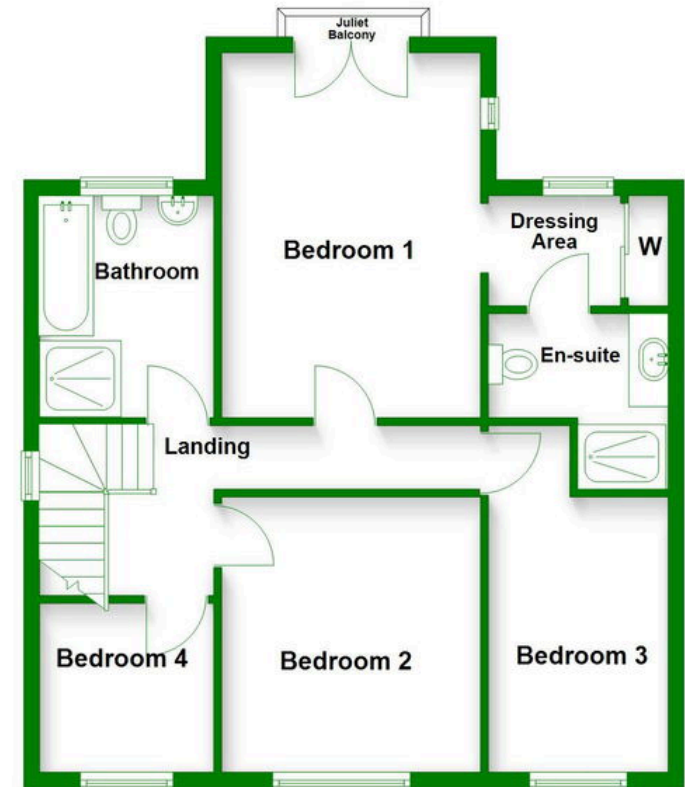
From Bromsgrove town centre: take New Road and turn right at the traffic lights into the A38 Eastern By-pass. At the next lights proceed straight on into the A38 Stoke Road. At the island take the second exit into A38 Redditch Road. At the Hanbury Turn crossroads proceed straight on into A38 Redditch Road, then left at the island into the A38 Worcester Road. At the island proceed straight on, continuing along Worcester Road, where the property will be found on the right, as indicated by the agent's 'for sale' board.



Ground Floor



First Floor



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