



6 Toll Orchard, Wychbold, Worcestershire, WR9 0FD

£415,000

Allan Morris
estate agents

6 Toll Orchard, Wychbold, Worcestershire, WR9 0FD

This freehold detached family home, built in 2015, is situated in a small modern estate in a desirable village between Droitwich Spa and Bromsgrove.

The village has good local amenities, including a first school and is convenient for commuting to Birmingham and Worcester, the national motorway network and the facilities of both Bromsgrove and Droitwich Spa.

The well appointed house has accommodation of approximately 1,240sqft, PVC double glazing, gas-fired central heating, a detached garage and a good sized landscaped rear garden with a pleasant westerly aspect.





DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller and have not checked any legal documentation. Any points of interest or concern should be verified by your legal representative.
- Allan Morris & Peace have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate and may include recesses, suites, cupboards and wardrobes.

KEY POINTS

- Gas-fired central heating.
- PVC double glazing.
- Freehold tenure.
- Floor area of 1,240sqft.
- Landscaped rear garden with westerly aspect.
- Detached garage & two car drive.
- Gallery landing, four bedrooms, family bathroom & en suite shower room.
- Hall with toilet, lounge, snug/playroom, fitted kitchen & dining room & utility.
- Energy Performance Certificate, band B.
- Council Tax Band F (Wychavon District Council).
- Annual Estate Management Charge of approximately £220 payable.





INCLUSIONS

- Carpets & floor coverings as fitted
- Blinds & light fittings as fitted
- Fitted mirror wardrobes in bedrooms 1 & 2
- Fireplace & electric fire in lounge
- Electric oven, 4 ring gas hob & cookerhood in kitchen
- Timber shed in garden

CANOPY PORCH

with a double glazed front door to:

RECEPTION HALL

3.28m x 2.74m (10'9" x 9'0") having a built-in cloaks cupboard.

FITTED CLOAKROOM

1.65m x 1.10m (5'4" x 3'7")

SNUG / PLAYROOM

3.53m x .68m (11'7" x 8'9")

LOUNGE

4.51m x 3.52m (14'9" x 11'6")

FITTED KITCHEN & DINING ROOM

6.44m x 2.26m (21'1" x 7'5")

UTILITY

1.84m x 1.65m (6'0" x 5'5")

GALLERY LANDING

3.12m x 2.67m < 3.68m (10'3" x 8'9" < 12'1")





BEDROOM ONE

3.56m x 3.33m < 4.24m (11'8" x 10'11" < 13'11")

EN SUITE SHOWER ROOM

2.06m x 1.06m (6'9" x 3'6")

BEDROOM TWO

3.44m x 2.53m (11'4" x 8'4")

BEDROOM THREE

2.98m < 3.53m x 2.31m (9'7" < 11'7" x 7'7")



BEDROOM FOUR

2.34m x 1.96m < 2.54m (7'8" x 6'5" < 8'4")

FAMILY BATHROOM

3.05m x 1.65m (10'0" x 5'4")

OUTSIDE

DETACHED GARAGE

5.34m x 2.76m (17'6" x 9'0") (Door width 6'8" 2.08m)



PARKING

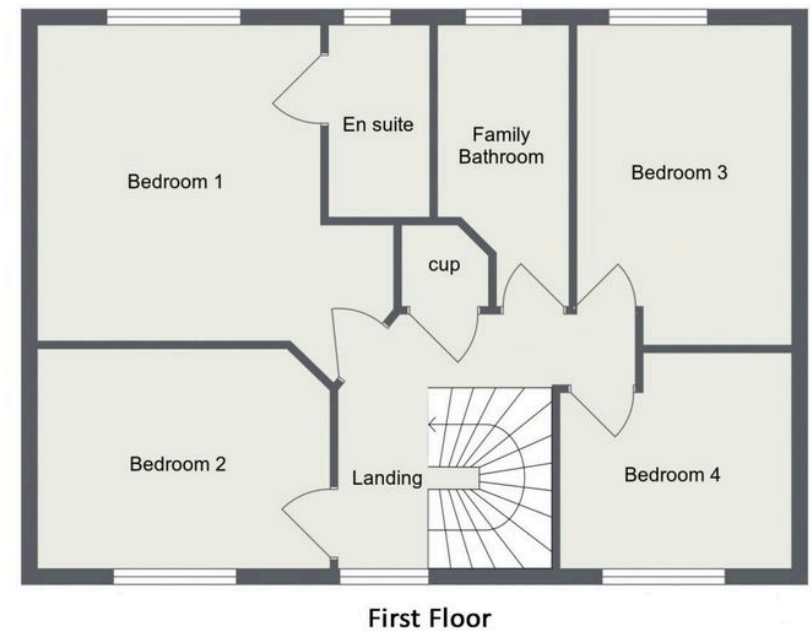
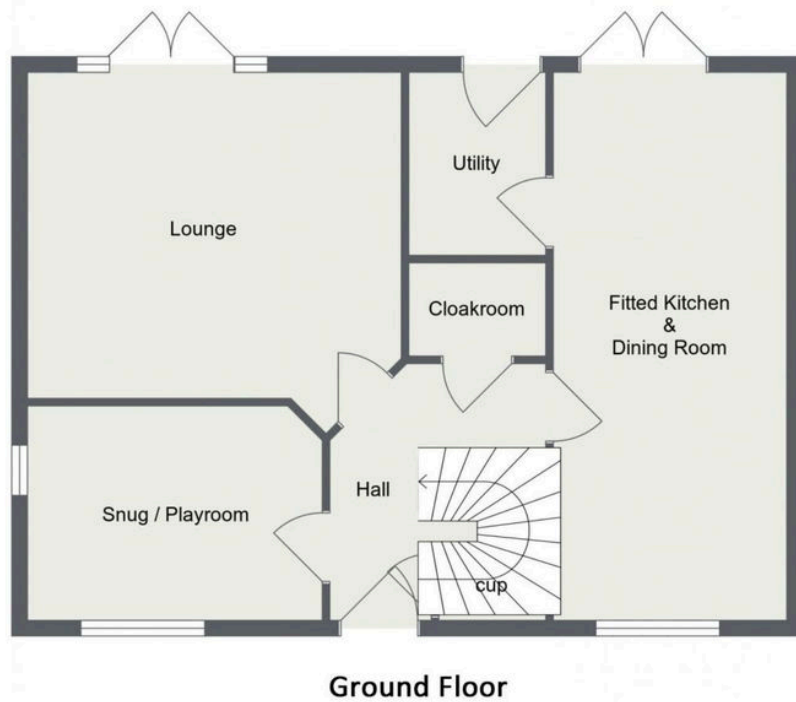
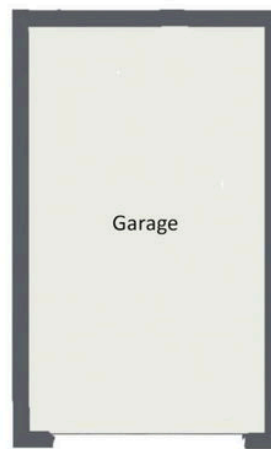
Two car drive to side of house.

GARDENS

Low maintenance front garden with a shrubbery bed. Good sized landscaped rear garden, extending across the rear of the garage.

DIRECTIONS

From Bromsgrove: take the A38 Worcester Road, at the island by Webbs proceed straight on continuing along Worcester Road. On entering Wychbold, turn right into Crown Lane then left into Pigeon House Close and bear right along Pigeon House Close. Then turn left into Toll Orchard, where the property will be found on the right, as indicated by the agent's 'for sale' board.



Not to scale

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

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