



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

£575,000

Allan Morris
estate agents

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

This freehold detached family home occupies a good sized corner position in a desirable location. The Village has excellent Primary school and is convenient to secondary schools in Droitwich and private schools in Bromsgrove and Worcester, also 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 spacious accommodation of approximately 1,765sqft, comprising: 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; utility room; 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 five cars and a good sized private rear garden with a lovely southerly 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

- Freehold tenure.
- 0.16 acre plot
- Gas-fired central heating.
- PVC double glazing.
- Floor area of 1,765sqft.
- Good sized southerly rear garden.
- Detached double garage.
- Drive for up to five cars.
- Gallery landing, four double bedrooms, dressing room, two en suite shower rooms, family bathroom.
- Hall with toilet, lounge, dining room, office/playroom, fitted kitchen & family room, utility room.
- Energy Performance Certificate, band C.
- Council Tax Band G (Wychavon District Council).





INCLUSIONS

- Carpets & floor coverings, as fitted
- Blinds, as fitted
- Integrated freezer, fridge & dishwasher, in kitchen
- Built-in electric oven, 4 ring gas hob & cookerhood in kitchen
- Fitted & built-in wardrobes in all bedrooms & dressing room

DESCRIPTION

GROUND FLOOR

- **WELCOMING RECEPTION HALL** 4.50m x 3.15m (14'9" x 10'4")
- **FITTED CLOAKROOM**
- **LOUNGE** 5.38m x 3.56m (17'8" x 11'8")
- **OFFICE / PLAYROOM** 2.84m x 3.56m x 2.11m (9'4" x 11'8" x 6'11")
- **DINING ROOM** 4.19m x 2.74m (13'9" x 9'0")
- **L-SHAPED FITTED KITCHEN & FAMILY ROOM** 6.65m x 2.82m x 5.18m (21'10" x 9'3" x 17'0")
- **UTILITY ROOM** 2.34m x 1.55m (7'8" x 5'1")

FIRST FLOOR

- **GALLERY LANDING**
- **BEDROOM ONE** 4.14m x 3.63m (13'7" x 11'11")
- **EN SUITE DRESSING ROOM** 3.25m x 2.11m (10'8" x 6'11")
- **EN SUITE SHOWER ROOM** 2.39m x 1.73m (7'10" x 5'8")
- **BEDROOM TWO** 3.84m x 2.87m (12'7" x 9'5")
- **EN SUITE SHOWER ROOM** 2.39m x 1.17m (7'10" x 3'10")
- **BEDROOM THREE** 3.61m x 3.28m (11'10" x 10'9")
- **BEDROOM FOUR** 3.30m x 3.28m (10'10" x 10'9")
- **FAMILY BATHROOM** 2.13m x 2.39m x 2.92m (7'0" x 7'10" x 9'7")



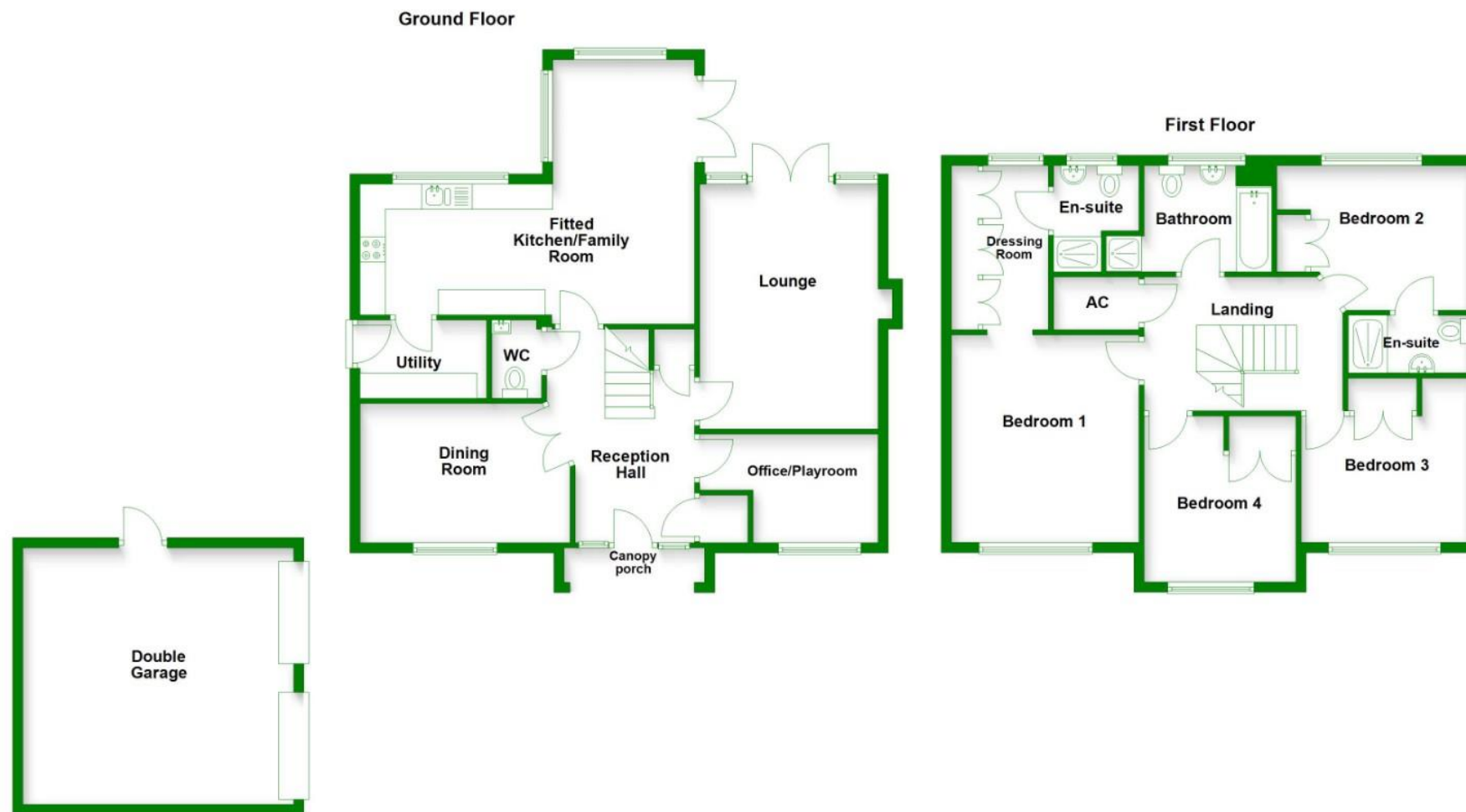


OUTSIDE

- **DETACHED DOUBLE GARAGE** 5.36m x 5.18m (17'7" x 17'0")
- **PARKING** The house is approached via a shared tarmac drive over a good sized drive providing off-road parking for up to five cars.
- **GARDENS** The house stands in a plot of approximately 0.16 acre with gardens to the front and a good sized private rear garden with a lovely southerly aspect.

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.



Not to scale.
For general guidance purposes only
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Plan produced using PlanUp.

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