



Oakville, Green Lane, Oddingley, Worcestershire, WR9 7NF

£780,000

**Allan Morris**  
estate agents

# Oakville, Green Lane, Oddingley, Worcestershire, WR9 7NF

This freehold detached family home is situated in a desirable village on the outskirts of Droitwich, convenient for commuting to Worcester and Birmingham and the national motorway network.

The house is set in a large plot of approximately 0.2 acre and offers beautifully presented and deceptively spacious accommodation of approximately 2,700sqft, comprising: a large reception hall; fitted cloakroom; lounge; family room; dining room with feature well; L-shaped fitted kitchen with a step-in pantry; utility room; first floor landing; three first floor double bedrooms, two with en suite shower rooms; a large family bathroom; second floor landing; and two second floor single bedrooms.

In addition, the property benefits from lovely views to both front and rear, newly fitted PVC double glazing, oil-fired central heating, insulated garage store, off-road parking for up to four cars and private landscaped gardens with alfresco eating area and lovely north westerly aspect.





## DISCLAIMER

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

## KEY POINTS

- Extended & refurbished
- Oil-fired central heating
- PVC double glazing
- Freehold tenure
- Floor area approx 2,700sqft.
- Plot approx 0.2 acre
- Energy Performance Certificate, band D
- Council Tax Band G (Wychavon District Council)
- Private north westerly garden
- Short garage store
- Off-road parking
- Private drainage
- Mains water & electricity



## INCLUSIONS

- Carpets & floor coverings as fitted
- Blinds as fitted
- Wood burning stove in lounge
- 2 built-in electric ovens, induction hob, microwave & 2 warming drawers in kitchen
- Integrated full height fridge, 2 dishwashers and bin store in kitchen
- 'Billi' hot & cold kettle tap by separate negotiation
- Integrated freezer in utility
- Integrated drinks fridge in dining room
- Filtered & sparkling water tap by separate negotiation
- Built-in wardrobes in bedrooms in bedrooms 1 & 2
- 4 door wardrobe in bedroom 3
- Fitted wardrobes in bedrooms 4 & 5

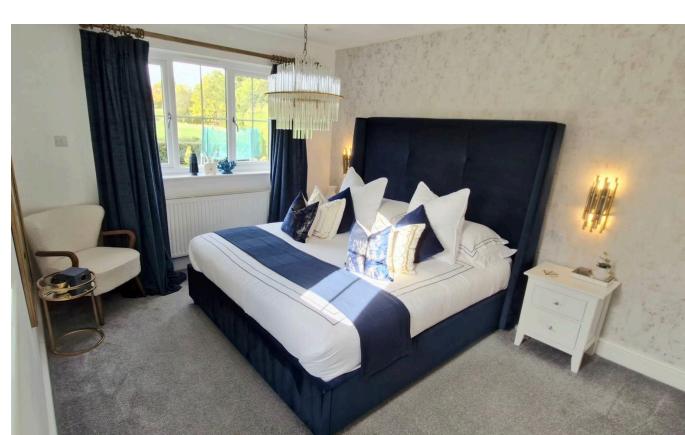
## DESCRIPTION

### GROUND FLOOR

- **OPEN PORCH**
- **RECEPTION HALL** 4.73m < 7.39m x 1.67m < 4.53m (15'6" < 24'3" x 5'6" < 14'10")
- **FITTED CLOAKROOM** 1.78m x 1.14m (5'10" x 3'9")
- **SNUG/FAMILY ROOM** 4.30m < 4.40m x 3.65m < 4.25m (14'2" < 14'5" x 12'0" < 14'0")
- **LOUNGE** 5.71m x 3.15m (18'8" x 10'4")
- **DINING ROOM** 5.88m x 2.89m (19'3" x 9'5")
- **L-SHAPED FITTED KITCHEN** 4.72m x 2.78m & 2.82m x 1.95m (15'6" x 9'1" & 9'3" x 6'4")
- **STEP-IN PANTRY** 2.60m x 0.95m (8'6" x 3'1")
- **UTILITY ROOM** 2.63m x 1.95m (8'7" x 6'4")

## FIRST FLOOR

- **LANDING** 6.90m x 2.18m & 1.91m x 1.11m (22'7" x 7'6" & 6'8" x 4'0")
- **BEDROOM ONE** 4.01m x 3.27m & 3.38m x 1.69m (13'2" x 10'8" & 11'1" x 5'6")
- **EN SUITE SHOWER ROOM** 3.07m x 1.24m < 1.46m (10'1" x 4'1" < 4'9")
- **BEDROOM TWO** 3.48m < 4.05m x 3.04m (11'5" < 13'3" x 9'11")
- **EN SUITE SHOWER ROOM** 1.97m x 1.46m < 2.03m (6'5" x 4'9" < 6'7")
- **BEDROOM THREE** 3.37m x 3.39m < 3.78m (11'0" x 11'1" < 12'4")
- **FAMILY BATHROOM** 3.34m x 2.93m (11'0" x 9'7")





## SECOND FLOOR

- **LANDING** 2.34m x 1.88m (7'8" x 6'2")
- **BEDROOM FOUR** 3.68m x 3.36m (12'0" x 11'0")
- **BEDROOM FIVE** 3.48m x 2.96m (11'5" x 9'8")



## OUTSIDE

- **GARAGE** 4.08m x 2.44m (13'5" x 8'0")
- **PARKING** A gravel drive to the front provides off-road parking for up to four cars
- **GARDEN** To the rear there is a large private garden that has been relandscaped and enjoys a lovely north westerly aspect
- **STORE SHED** 2.46m x 2.31m (8'1" x 7'7")
- **COVERED TERRACE** 3.15m x 2.43m (10'3" x 7'11")

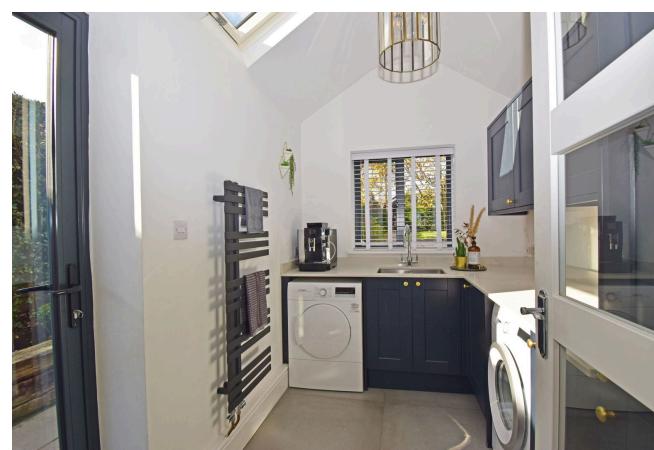


## DIRECTIONS

- From Droitwich town centre: take Saltway and turn first right into The Holloway. At the end of the road turn left into Tagwell Road, which leads into Plough lane and proceeds under the M5 motorway. Follow the lane into Oddingley and turn right into Green Lane, where the property will be found on the right, as indicated by the agent's 'for sale' board.



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.





[www.allan-morris.co.uk](http://www.allan-morris.co.uk)

ampsales@allan-morris.co.uk | 01905 969659 | 0121 445 5209 | 01527 874646

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