

Allan Morris

estate agents



NEW

Details Approved

Signed

Print

Date

Plough Road, Tibberton

A beautiful and very versatile detached home situated in the very popular village of Tibberton, next to the canal and with farmland behind. The property comprises of:- Entrance hall, brand new kitchen with brand new range style cooker, integral fridge freezer and dishwasher. Utility room with space and plumbing for a washing machine and leading to the cloakroom. Good sized lounge/diner with French doors at either end. To the first floor is the



£2,000 PER CALENDAR MONTH

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Fern Cottage, Plough Road, Tibberton, WR9 7NQ

All measurements are approximate. Accommodation in more detail comprises:

Entrance hall 13'1" x 6'2"

Kitchen 5.3 x 2.9 max

Cloakroom 2 x 1.2

Utility 3.3 x 1.1

Lounge-diner 27'2" x 13'1" max

Boiler room-store 8'6" x 4'3"

Bedroom 1 - 3.5 x 2.7

En-suite 2.6 x 1.8

Bedroom 2 - 3.6 x 2.1

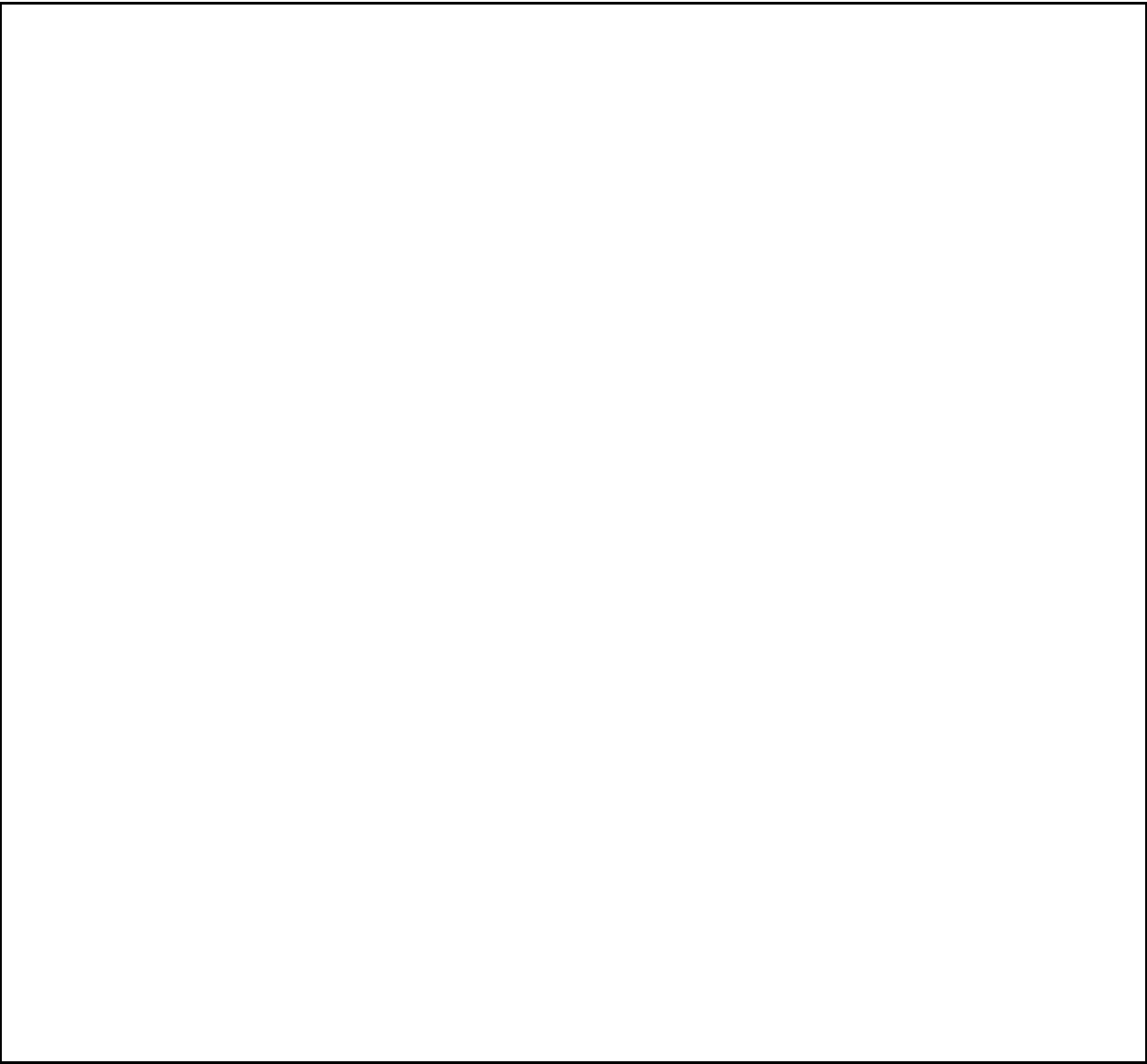
Bedroom 3- 3.2 x 2.3

Bedroom 4 - 2.7 x 2.3

Garage conversion- Bedroom 15'1" x 8'6"

Garage conversion- kitchen 16'0" x 8'2" max

Garage conversion - salon/office space 15'8" x 8'10"



GENERAL 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. TENURE: We understand the property is offered for sale FREEHOLD. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

ROUTE TO THE PROPERTY: