



2 Coppice Close  
Menith Wood  
Worcester

**G** HERBERT  
BANKS



2 Coppice Close  
Menith Wood  
Worcester  
WR6 6UH

A truly delightful semi-detached residence which has been modernised to a high standard.

Breakfast Kitchen, Utility/Cloakroom, Dining/Living Room.

3 Double Bedrooms, En-suite Shower Room and Dressing Area to Master, Family Bathroom.

In All About 1207 sq.ft

Landscaped Gardens to Front and Rear, Block Paved Drive, Rear Woodland Views.

CHANTRY CATCHMENT

**Situation**  
2 Coppice Close is situated in the popular north-west Worcestershire village of Menith Wood. It overlooks woodland to the rear of the property and enjoys a tranquil position.

The village provides some good amenities including a village hall. Further facilities are available in the nearby villages of Abberley and Great Witley including general stores, post offices and a doctors surgery. Junior schools including the highly regarded Chantry School in Martley and there is also a popular primary school at Lindridge. There is a butcher's shop in the nearby village of Clows Top and post office/general store.

More extensive amenities are available in the nearby town of Tenbury Wells which is about 8.5 miles distant and the cathedral city of Worcester which is approximately 15 miles. There is M5 motorway access via junctions 5 at Wychbold and 6 to the north of Worcester. Worcester and Kidderminster have direct rail links to London and Birmingham.

**Description**  
2 Coppice Close has been extensively renovated by the present owners over the last few years to create a contemporary family home. The house provides light and bright double-glazed accommodation. There are many splendid features including underfloor heating to the ground floor.

2 Coppice Close is approached by French Doors into the entertaining Breakfast Kitchen. Fitted with a range of wall and floor mounted handle less cabinets with wooden working surfaces over. Integrated dishwasher, built in microwave, sink basin, space for American Style Fridge-Freezer and Kenwood Rangemaster with extractor hood over. There is also a useful pantry cupboard and another cupboard housing the hot water tank and a door leading to the side of the property.



Off this kitchen is a useful utility room with further wall and floor mounted cabinets, working surfaces over, sink basin and W.C.

There is a generous sized dining/living room with French doors leading out to the rear patio area. A focal feature of this room is the exposed brick fireplace with wood burning stove which is set on a slate hearth.

Stairs rise to the first floor from the living room to a central landing, there are 3 double bedrooms including the fabulous master bedroom with dressing area and a well-appointed en-suite shower room. There is also an attractively fitted family bathroom.

**Outside**  
2 Coppice Close is approached over a block paved driveway for several cars, the front gardens have been landscaped with

K Render Wall, Indian stone slabs and has a variety of trees and planting. There is also a useful brick storage building. A side gate gives access to the landscaped private rear garden. Good-sized and mainly laid to lawn, there is patio area which is great for entertaining. There are a variety of mature trees, a section for a vegetable patch and two useful fully insulated sheds with power and lighting. Offering great Woodland aspect to the rear.

General Information

**Services**  
Main's water, electricity, and drainage. Air source heat pump installed for central heating. Gas canisters for cooking.

**Local Authority**  
Malvern Hills District Council Tel: 01684 862151

**Fixtures and Fittings**  
Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

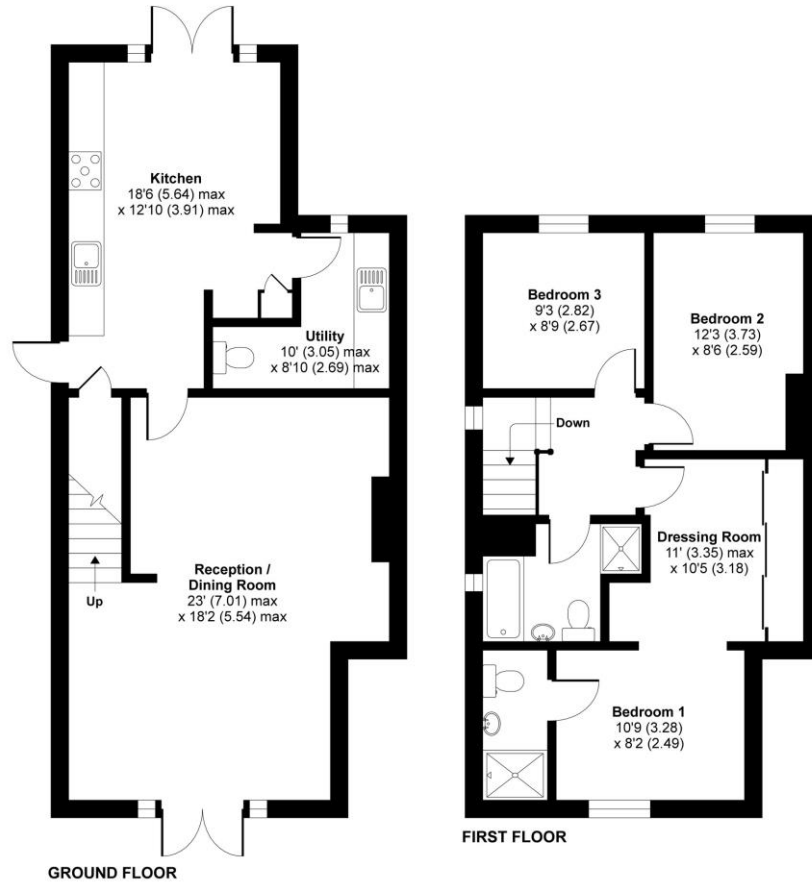
**Viewings**  
Via the sole agents Great Witley office. Tel; 01299 896968.

**Directions**  
From Worcester take the A443 signposted to Tenbury Wells. Continue until reaching the village of Great Witley and proceed up the hill towards Abberley. Bear right onto the B4202 signposted to Cleobury Mortimer. Continue along this road passing The Bell Inn on your right-hand side before taking a left hand turn signposted to Menith Wood. Proceed into the village, continue along this road for almost a mile and you will find the property on the left-hand side as identified by the agents for sale board.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

# Coppice Close, Menith Wood, Worcester, WR6

Approximate Area = 1207 sq ft / 112.1 sq m  
For identification only - Not to scale



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RICS

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The UK's number one property website

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