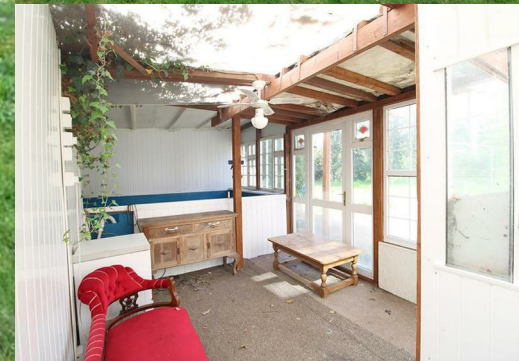


PTN Estates

Residential Sales & Lettings



Christmas House Worcester

£900,000

Nestled in the picturesque countryside of Shenstone, Kidderminster, this expansive rural house on Worcester Road offers a unique opportunity for those seeking a spacious family home with ample outdoor space. Boasting four generously sized bedrooms, this property is perfect for families or those looking for extra room to grow.

The interior features two inviting sitting rooms, a dining room, and a snug, providing plenty of areas for relaxation and entertainment. The galley kitchen, which opens onto a charming verandah, is a delightful space for culinary enthusiasts. While the house is in need of modernisation and updating, it presents a blank canvas for buyers to create their dream home.

Set within a substantial plot of 1.98 acres, the property includes two large detached barns, offering potential for conversion into additional living space, a workshop, or storage. The private woodland adds a touch of tranquillity and seclusion, making it an ideal retreat from the hustle and bustle of everyday life. Additionally, an extra field of 4.54 acres is included, providing further opportunities for gardening, recreation, or even livestock.

Partially double-glazed, the house retains some original features that could be enhanced with thoughtful renovations. This property is a rare find, combining rural charm with the potential for modern living. Whether you are looking to invest in a family home or a project to make your own, this house on Worcester Road is a must-see.

Kitchen 2.52 x 7.12
Windows to either side elevation, door to verandah, opening to snug

Snug 3.16 x 3.76
Windows to front and side elevation , fireplace, storage cupboard and door to w.c and utility area

Sitting Room 5.02 x 5.59
Three windows, fireplace, stairs to first floor, door to dining room and opening to second sitting room

Dining Room 3.79 x 3.73
Fireplace, window to rear elevation

Second sitting room 3.94 x 6.87
Three windows and door

Bedroom One 4.92 x 4.68
Four windows, bath, and two areas for potential en-suite, built in wardrobe

Bedroom Two 3.97 x 5.81
Two windows and storage cupboard, opening to bedroom three

Bedroom Three 3.77
Window, wc, partitioned area for ensuite door onto landing

Bedroom Four 3.33 (max) x 3.77 (max)
Window and ensuite partitioned off with wc and shower

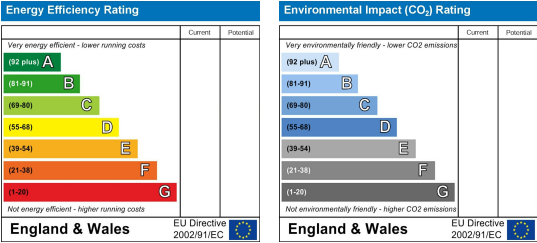
Re-fitted shower room 2.62 x 2.63
Shower cubicle with electric shower, low flush wc and wash hand basin, two windows

Barn One 18 x 5.76
Power and lights and Toilet

Barn Two 7.57 x 5.61
Power and lights

Sun room 2.96 (max) x 7.35
Wood and glazed doors to side elevation, ceiling light point and wc

Outside
There are two pools, mature woodland and an agricultural field measuring 4.54 acres



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.