



# Wittcroft, Salters Lane, Lower Moor

Offers Over: £500,000

- Three-bedroom detached bungalow
- Dual aspect living room
- Breakfast kitchen
- Conservatory with French doors to the garden
- Substantial plot with well-established gardens
- Double tandem garage and parking for several vehicles
- Sought after village location
- No upper chain

**Nigel Poole  
& Partners**



# Salters Lane

Offers Over: £500,000

**\*\*THREE BEDROOM DETACHED BUNGALOW\*\*** Entrance Hall; dual aspect living room; breakfast kitchen with a separate utility room and cloakroom; three bedrooms and a shower room. Bedroom one/dining room has access to the conservatory with French doors to the garden. The superb rear garden is laid to lawn with mature trees, shrubs and planting. Patio seating area with a covered pergola. An ideal growing area. Greenhouse and garden shed. Double tandem garage and parking for several vehicles. Lower Moor centres around the village green, The Old Chestnut Tree pub and the village hall. Approximately 4 miles from the Georgian town of Pershore with a fantastic selection of shops, eating places and entertainment. Excellent links to the motorway, Pershore train station and Worcestershire Parkways.

## Front

Laid to lawn with planting. Shared driveway leading to a private drive with parking for several vehicles. Gated access to the rear of the property.

## Porch

Double glazed door and windows with a door to the entrance hall. Wall mounted electric heater.

## Entrance Hall

Doors to the living room, kitchen, bedrooms and shower room. Radiator.

## Living Room 15' 2" x 12' 5" (4.62m x 3.78m) max

Double glazed dual aspect windows. Radiator.



## Breakfast Kitchen 15' 1" x 10' 9" (4.59m x 3.27m) max

Double glazed window to the front aspect. Sliding door to the pantry. Wall and base units surmounted by worksurface. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Integrated eye level over, five ring gas hob with extractor fan over. Space for appliances. Tiled flooring. Radiator. Door to the utility room.



## Conservatory 24' 3" x 12' 2" (7.39m x 3.71m)

Built of brick with double glazed windows, French doors and single door to the garden. Tiled flooring. Wall mounted electric heaters. Door to the garage.

## Utility Room 24' 8" x 5' 9" (7.51m x 1.75m)

Double glazed Velux skylight. Obscure double glazed door to the garden. Base units surmounted by worksurface. Space for appliances. Tiled splashbacks. Door to the cloakroom.

## Cloakroom 8' 6" x 5' 7" (2.59m x 1.70m)

Obscure double glazed window. Vanity wash hand basin and low flush w.c. Space and plumbing for a washing machine.

## Bedroom/Dining Room 13' 4" x 10' 10" (4.06m x 3.30m) max

Double glazed window and door to the conservatory. Radiator.

## Bedroom Two 12' 8" x 9' 10" (3.86m x 2.99m)

Double glazed window to the conservatory. Radiator.



### Bedroom Three 10' 10" x 7' 1" (3.30m x 2.16m)

Double glazed window to the utility. Radiator.

### Shower Room 9' 0" x 5' 1" (2.74m x 1.55m)

Double glazed window to the side aspect. Shower cubicle with mains fed shower. Vanity wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail and an electric ladder rail. Radiator.

### Garage 34' 2" x 9' 7" (10.41m x 2.92m)

Electric roller doors to the front and rear. Double glazed window to the side aspect. Door to the side access. Light and power.

Broadband and Mobile Information To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2PQ

### Garden

A substantial plot laid to lawn with mature planting, a vegetable patch, love seat with pergola over and a patio seating area with a covered pergola. Garden shed and greenhouse.



Tenure: Freehold

Council Tax Band: E

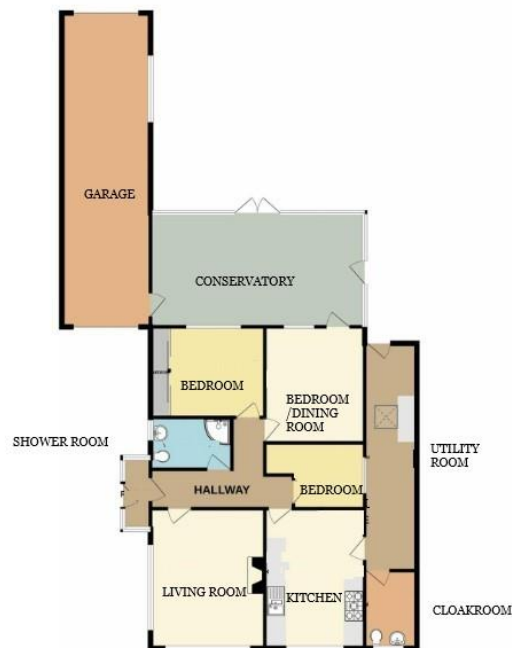
What3Words: crimson.tasks.sharpness







GROUND FLOOR  
1638 sq.ft. (152.2 sq.m.) approx.



TOTAL FLOOR AREA: 1638 sq.ft. (152.2 sq.m.) approx.



#### MISREPRESENTATION ACT 1991

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