



# May Tree Road Lower Moor

£475,000

- Three bedroom detached bungalow
- Living room with inset gas fire
- Superb open plan kitchen/dining room
- Separate utility room
- Two shower rooms
- South facing rear garden
- Driveway with parking for several vehicles
- Sought after village location

Nigel Poole  
& Partners

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**\*\*DETACHED THREE BEDROOM BUNGALOW\*\*** Living room with inset gas fire; kitchen/dining room; separate utility room; three bedrooms; two shower rooms and an office/garden room. South facing established garden laid to lawn with planting and a patio seating area. Garage used as a workshop. Driveway with 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

Driveway with parking for several vehicles. Walled garden. Gated access to the rear of the property. Storm porch.

## Entrance Hall

Doors to the living room, kitchen/dining room, two bedrooms and the shower room.

## Living Room

Double glazed bay window to the front aspect. Inset living flame gas fire. Radiator.



## Kitchen/Dining Room 21' 3" x 12' 8" (6.47m x 3.86m)

max

Dining area open plan to the kitchen. Dual aspect double glazed windows to the garden. Open to the separate utility room. Wall and base units surmounted by worksurface. One and a half sink and drainer with mixer tap. Tiled splashbacks and flooring. Integrated electric oven, gas hob and extractor fan. Space for a fridge freezer. Radiator.



## Utility Room 13' 3" x 10' 3" (4.04m x 3.12m)

Double glazed window to the rear aspect. Inner hall to the bedroom and shower room. Wall and base units surmounted by worksurface. Stainless steel sink and drainer with mixer tap. Space and plumbing for appliances. Tiled flooring. Radiator.

## Bedroom One 11' 10" x 10' 10" (3.60m x 3.30m)

Double glazed window to the front aspect. Fitted wardrobe. Radiator.

## Bedroom Two 12' 5" x 8' 8" (3.78m x 2.64m)

Double glazed window to the rear aspect. Fitted wardrobe. Radiator.

Door to the office/garden room.

## Office/Garden Room 12' 6" x 7' 9" (3.81m x 2.36m)

Double glazed window and door to the garden. Radiator.

## Shower Room 6' 9" x 5' 4" (2.06m x 1.62m)

Obscure double glazed window to the rear aspect. Shower cubicle with mains fed shower. Vanity wash hand basin and low flush w.c. Aqua and tiled splashbacks. Central heated ladder rail.

## Bedroom Three 14' 9" x 9' 2" (4.49m x 2.79m)

Steps to the bedroom. Double glazed window to the front aspect. Radiator.

## Shower Room 6' 0" x 5' 8" (1.83m x 1.73m)

Obscure double glazed window to the side aspect. Shower cubicle with mains fed shower. Vanity wash hand basin. Low flush w.c. Tiled splashbacks and flooring. Central heated ladder rail.

## Garden

South facing rear garden laid to lawn with planting and a patio seating area. Greenhouse. Workshop with electric up and over door. Power and light.



**Tenure: Freehold**  
**Council Tax Band: D**

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 2NY



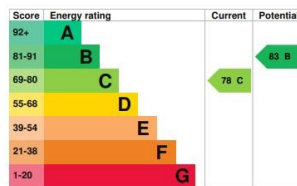


**Ground Floor**

Approx. 120.3 sq. metres (1294.7 sq. feet)



Total area: approx. 120.3 sq. metres (1294.7 sq. feet)



**MISREPRESENTATION ACT 1991**

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N446 Ravensworth 01670 713330

