



**Allan Morris**  
estate agents

**Wadborough Road, Littleworth,  
Worcester.**



## Woodview, Wadborough Road, Littleworth, Worcester. WR5 2QB

### Features:

- \* Substantial detached family home
- \* 4/5 Bedrooms
- \* Highly flexible accommodation
- \* Generous driveway and Garage
- \* Various useful outbuildings
- \* Various Eco features

A most substantial and greatly improved 4/5 bedroom detached family home, enjoying a generous plot and with 4 useful Stores and spacious double Garage, ideal for conversion into Annexe accommodation (if required and subject to Planning), situated in the popular village of Littleworth.

Accommodation briefly comprises: Porch, Entrance Hall, spacious Kitchen/Diner/Family Area, Sun Lounge/Conservatory with insulated roof, Living Room, Study/Bedroom 5, Laundry Room, Utility, Shower Room and Pool Room/Gym/Games Room. On the first floor: Bedroom 1 with En-Suite Shower Room, three further double Bedrooms, further En-Suite Shower Room and Family Bathroom. To the side are useful Store Rooms.

Outside: To the front is generous in and out driveway with two entrances, providing parking for several vehicles and access to detached double Garage. To the rear is private garden and extensive Store Rooms, offering huge potential for a variety of uses.

### AGENT'S NOTE:

- (1)The property benefits from 32 solar panels with storage batteries, heat pump, as well as air conditioning to the Main Bedroom and Sun Lounge.
- (2)The Sun Lounge/Conservatory benefits from K-glass and fully insulated roof.







## LOCATION:

The property is located in the popular village of Littleworth, benefiting from Primary School, Public House and Village Hall with playing fields and children's play area. Littleworth is located only 5 minutes drive from the city of Worcester with a wider range of amenities, and also within easy reach are motorway links via Junction 7 of the M5 and the Worcestershire Parkway Railway Station (approximately 6 minutes drive), giving direct access to London and other major cities across the UK.

## DIRECTIONS:

From Worcester City Centre take A38 Bath Road. Continue straight over roundabout and at the next roundabout turn left onto A4440. Straight over first roundabout then bear right at second roundabout signposted Norton. At the roundabout turn left onto Crookbarrow Road, straight over next roundabout and bear right onto Church Lane. Continue along turning right before The Retreat Public House, onto Wadbrough Road, where 'Woodview' can be located on the right hand side, after a short distance.

WAM 7856

## Useful Information

**Tenure:** Freehold

**EPC Rating:** C

**Council Tax Band:** G

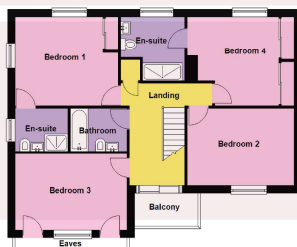
**PRICE:** £ 900,000



Ground Floor  
Approx. 271.2 sq. metres (2913.3 sq. feet)



First Floor  
Approx. 95.1 sq. metres (1025.3 sq. feet)



Total area: approx. 359.3 sq. metres (3867.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## Floorplan & Measurements:

**Living Room:** - 5.49m x 5.28m (18'0" x 17'4")

**Study / Downstairs Bedroom:** - 4.42m x 3.76m (14'6" x 12'4")

**Sun Lounge:** - 5.16m x 5.19m (16'11" maximum x 17'0")

**Kitchen / Dining Room:** - 6.71m x 4.24m (22'0" x 13'11")

**Utility Room:** - 3.78m x 3.4m (12'5" x 11'2")

**Laundry Room:** - 2.9m x 2.44m (9'6" x 8'0")

**Pool / Spa Room:** - 6.93m x 4.19m (22'9" x 13'9")

**Shower Room:** - 3.05m x 1.27m (10'0" x 4'2")

**Bedroom 1:** - 4.14m x 3.48m (13'7" x 11'5")

**En-Suite Shower Room:** - 2.06m x 1.7m (6'9" x 5'7")

**Bedroom 2:** - 4.19m x 3.05m (13'9" x 10'0")

**Bedroom 3:** - 4.39m x 2.97m (14'5" x 9'9")

**Bedroom 4:** - 4.19m x 3.48m (13'9" max (to rear of wardrobe) x 11'5")

**En-Suite Shower Room:** - 2.54m x 2.51m (8'4" x 8'3" maximum)

**Bathroom:** - 2.24m x 1.7m (7'4" x 5'7")

**Double Garage:** - 6.91m x 5.56m (22'8" x 18'3")

**Store 1:** - 5.84m x 2.82m (19'2" x 9'3")

**Store 2:** - 2.97m x 2.82m (9'9" x 9'3")

**Store 3:** - 4.98m x 2.82m (16'4" x 9'3")

**Address:**  
32 Sidbury, Worcester, WR1 2HZ

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 our 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 advised to verify all the dimensions carefully. Fixtures & 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.