



11 Aerial Way, Wychbold, Worcestershire, WR9 7PZ

£310,000

Allan Morris
estate agents

11 Aerial Way, Wychbold, Worcestershire, WR9 7PZ

'NO ONWARD CHAIN'

This freehold semi-detached family home is situated in a desirable residential area, within the popular village of Wychbold which has good local amenities including Wychbold First & Nursery School. The local is also close to junction 5 of the M5 motorway and is convenient for commuting to Birmingham and Worcester and the facilities of both Bromsgrove and Droitwich.

The house offers accommodation of approximately 800sqft, comprising: a reception hallway; toilet; fitted kitchen; lounge & dining room; landing; three bedrooms; an en suite shower room; and a family bathroom.

In addition, the property benefits from a single integral garage, drive providing off-road parking for up to three cars, PVC double glazing, gas-fired central heating and a level rear garden.



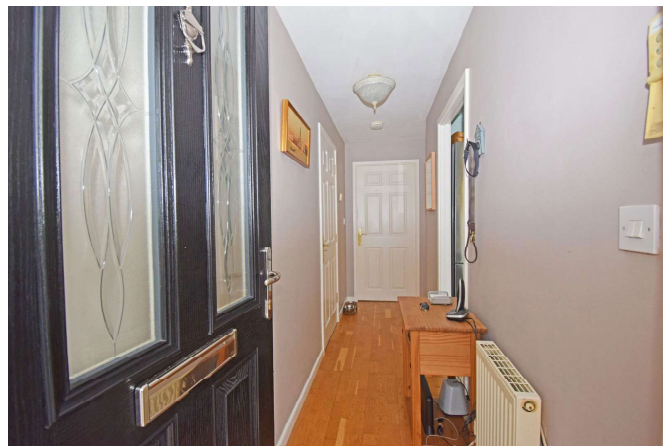


DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller & have not checked any legal documentation. Points of interest or concern should be verified by your solicitor.
- Allan Morris have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate & may include recesses, suites, units, restricted headroom & wardrobes.

KEY POINTS

- No onward chain
- freehold tenure
- Estate management charge, £158.53 for year to 31/3/2026, which has been paid
- Gas-fired central heating
- Glow Worm boiler installed 2002
- PVC double glazing
- Integral garage
- Energy Performance Certificate, band D
- Council Tax, band C (Wychavon DC)
- Boarded loft with pull-down ladder



INCLUSIONS

- Carpets & floor coverings as fitted
- Blinds & curtains as fitted
- Light fittings as fitted
- Integrated dishwasher in kitchen
- Built-in electric oven, four ring gas hob & cookerhood in kitchen
- Built-in wardrobes in bedroom 1



DESCRIPTION

GROUND FLOOR

- **CANOPY PORCH** with double glazed front door opening to:
- **RECEPTION HALLWAY** 4.08m x 1.02m < 1.30m (13'5" x 3'4" < 4'3")
- **TOILET** 1.57m x 0.94m (5'2" x 3'1")
- **FITTED KITCHEN** 3.06m x 1.85m (10'0" x 6'1")
- **LOUNGE & DINING ROOM** 5.37m x 2.46m < 3.56m (17'7" x 8'1" < 11'8")

FIRST FLOOR

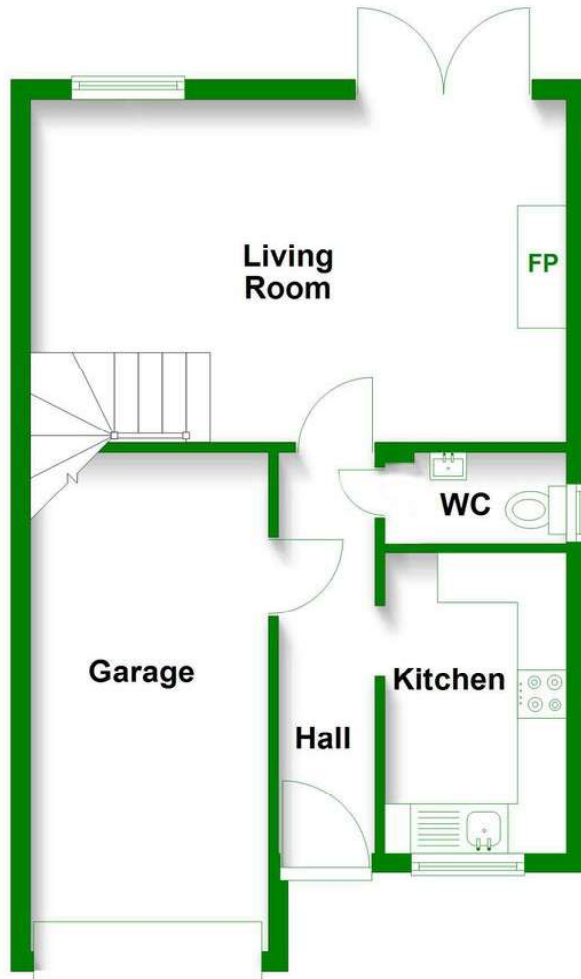
- **LANDING** 2.54m x 1.68m (8'4" x 5'6")
- **BEDROOM ONE** 3.03m x 2.54m < 3.34m (10'10" x 8'3" < 11'0")
- **EN SUITE SHOWER ROOM** 1.90m x 1.60m < 2.26m (6'3" x 5'3" < 7'5")
- **BEDROOM TWO** 3.28m x 2.64m (10'9" x 8'8")
- **BEDROOM THREE** 2.55m x 2.37m (8'4" x 7'9")
- **FAMILY BATHROOM** 2.18m x 1.58m < 2.38m (7'2" x 5'2" < 7'10")

OUTSIDE

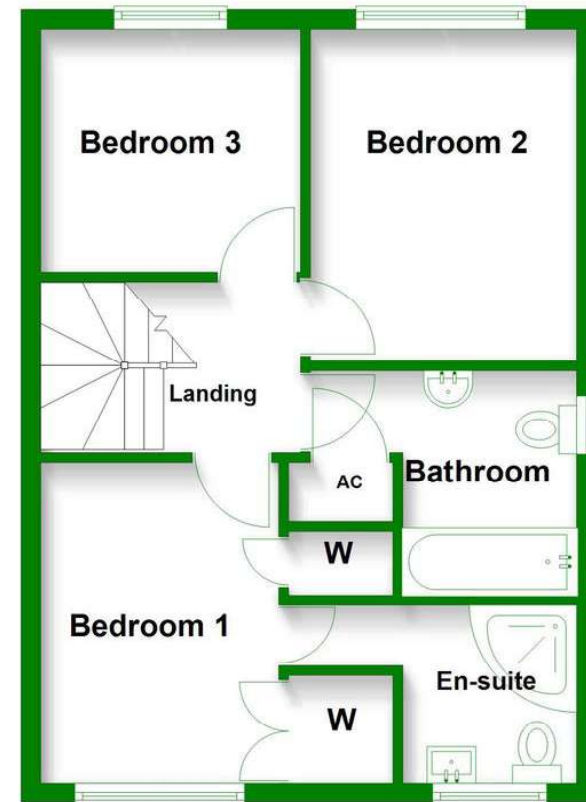
- **INTEGRAL GARAGE** 4.38m < 5.15m x 2.42m (14'4" < 16'11" x 7'11")
- **PARKING** House and garage are approached over a tarmac drive providing off-road parking for up to three cars.
- **GARDEN** The property benefits from a level rear garden, comprising: a paved patio to the rear of the house, beyond which is a lawn.



Ground Floor



First Floor



Not to scale.
For general guidance purposes only
and not to be taken as a statement of fact.

Plan produced using PlanUp.

www.allan-morris.co.uk

ampsales@allan-morris.co.uk | 01905 969659 | 0121 445 5209 | 01527 874646

Allan Morris Worcestershire Ltd is Registered in England and Wales under Company No 07151279, Registered Office Sidbury House, 32 Sidbury, Worcester, Worcs, WR1 2HZ
Allan Morris Lettings LLP is Registered in England and Wales under Company No OC336150, Registered Office Sidbury House, 32 Sidbury, Worcester, Worcs, WR1 2HZ

