



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

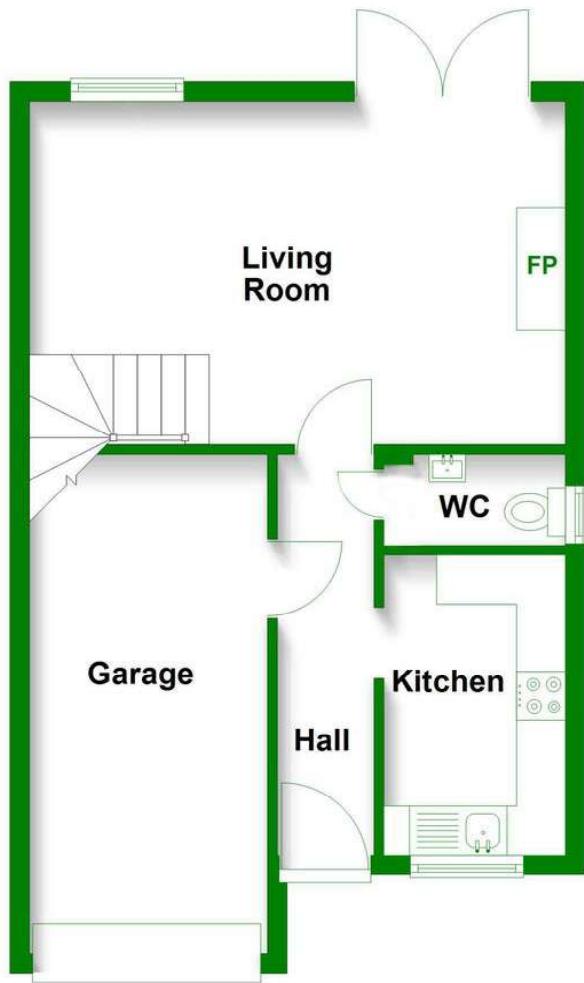
- **LANDING** 2.54m x 1.68m (8'4" x 5'6")
- **BEDROOM ONE** 3.03m x 2.54m < 3.34m (10'10" x 8'3" < 11'0")
- **EN SUITE SHOWER ROOM** 1.90m x 1.60m < 2.26m (6'3" x 5'3" < 7'5")
- **BEDROOM TWO** 3.28m x 2.64m (10'9" x 8'8")
- **BEDROOM THREE** 2.55m x 2.37m (8'4" x 7'9")
- **FAMILY BATHROOM** 2.18m x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

### OUTSIDE

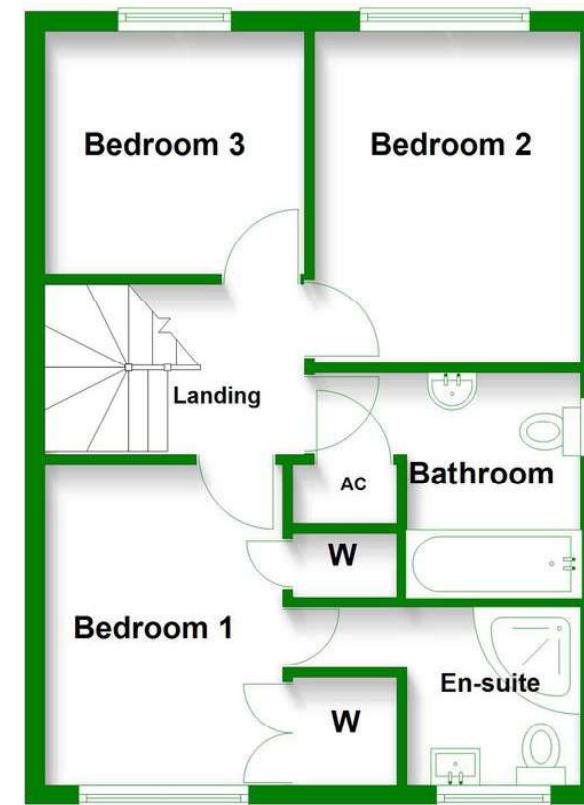
- **INTEGRAL GARAGE** 4.38m < 5.15m x 2.42m (14'4" < 16'11" x 7'11")
- **PARKING** House and garage are approached over a tarmac drive providing off-road parking for up to three cars.
- **GARDEN** The property benefits from a level rear garden, comprising: a paved patio to the rear of the house, beyond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

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