



**Allan Morris**  
estate agents

**Shaw Lane, Stoke Prior,  
Bromsgrove, Worcestershire.**



**62 Shaw Lane, Stoke Prior, Bromsgrove,  
Worcestershire. B60 4DX**

- \* Substantial extended family home
- \* 4/5 Bedrooms
- \* Beautifully presented well laid out accommodation
- \* Private driveway & single Garage
- \* Generous enclosed rear garden
- \* Stunning views over open countryside
- \* Highly sought after village location

A beautifully presented extended five bedroom semi detached family home, enjoying a generous plot, situated in the popular village of Stoke Prior.

Accommodation briefly comprises: Entrance Porch, Hall, downstairs Cloakroom, Dining Room, extended Living Room, fabulous open-plan Kitchen/Breakfast Room, Utility Area and Sun Room/Family Room. On the first floor: Three double Bedrooms, single Bedroom/Study, Bathroom and Shower Room. On the second floor: Further double Bedroom.

Outside: To the front is private driveway and access into single Garage. To the rear is fully enclosed garden, enjoying spacious patio area, lawned garden and backing onto open fields to the rear.

**LOCATION:**

The property is located in the highly popular village of Stoke Prior, located approximately 1 mile south of the town of Bromsgrove, offering a wider range of amenities. Within the village itself is Stoke Prior Primary School (Ofsted Rated: Outstanding), several popular Public Houses, useful Convenience Store, Sports & Country Club, Cafe and Church. Access can also easily be gained to the M5 motorway, via both Junctions 4 and 5.







## Directions

From Worcester, pass through Fernhill Heath and head towards Droitwich. At the roundabout, take the 1st exit onto Roman Way A38 and continue over two further roundabouts taking the 3rd exit onto Worcester Road A38. Continue along Worcester Road and from Wychbold take a right hand turn into Church Lane, then bear left onto Shaw Lane. Follow the road around and on entering the village the property can be located on the left hand side, as indicated by our For Sale board.

WAM 7872

## Useful Information

Tenure: Freehold

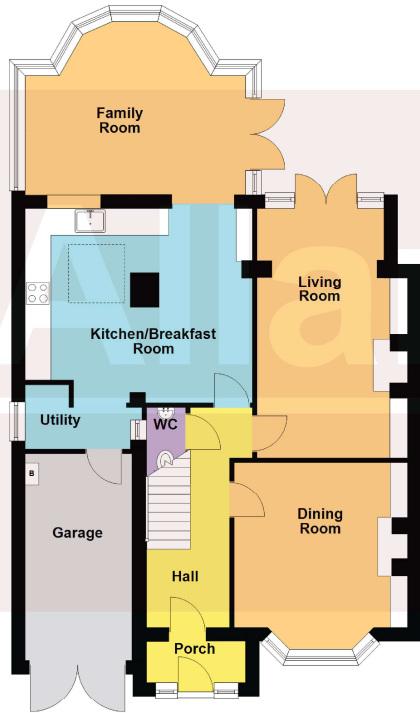
EPC Rating: C

Council Tax Band: E

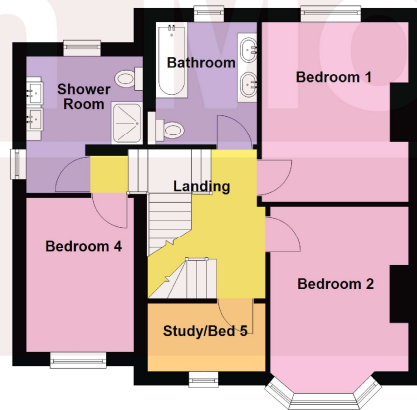
**PRICE: £ 550,000**



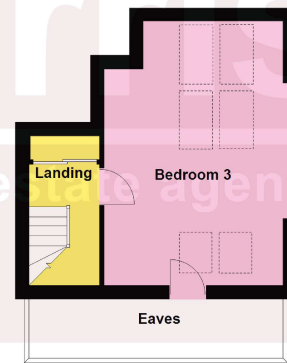
**Ground Floor**  
Approx. 99.1 sq. metres (1066.7 sq. feet)



**First Floor**  
Approx. 62.3 sq. metres (670.8 sq. feet)



**Second Floor**  
Approx. 27.8 sq. metres (298.7 sq. feet)



Total area: approx. 189.2 sq. metres (2036.2 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.

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.

## Floorplan & Measurements

**Dining Room:** - 4.11m x 3.81m (13'6" x 12'6")

**Living Room:** - 5.46m x 3.3m (17'11" x 10'10" max)

**Kitchen / Breakfast Room:** - 4.98m x 4.27m (16'4" x 14'0" max)

**Garage:** - 4.55m x 2.44m (14'11" x 8'0")

**Bedroom 1:** - 3.96m x 3.23m (13'0" x 10'7")

**Bedroom 2:** - 4.11m x 3.05m (13'6" x 10'0")

**Bedroom 3:** - 5.79m x 4.09m (19'0" max x 13'5")

**Bedroom 4:** - 3.4m x 2.57m (11'2" x 8'5")

**Bedroom 5 / Study:** - 2.59m x 1.5m (8'6" x 4'11")

**Bathroom:** - 2.72m x 2.41m (8'11" x 7'11")

**Shower Room:** - 3m x 2.57m (9'10" x 8'5")

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