Since 1971

Andrew Grant



21 Froxmere Road





21 Froxmere Road

Crowle, WR7 4AU

Offered chain free, this detached village home combines open plan living, a garden and a long garage with scope for improvement and personalisation.

3 Bedrooms | 1 Bathroom | 1 Reception | Garage and driveway parking

Overlooking a green on Froxmere Road, this three bedroom detached home offers scope to improve and personalise in the village of Crowle. The ground floor brings together a kitchen, dining area and living area in one connected space, with sliding doors opening onto the rear garden. A separate utility and cloakroom complement the accommodation, while upstairs are three bedrooms and a bathroom with both a bath and separate shower. Outside, the garden combines lawn and paving, alongside a long garage and driveway parking for one to two cars.

1125 sq ft (104.5 sq m)

Freehold

The ground floor

White panelled cupboards, marble effect worktops and tiled splashbacks define the kitchen, with a built in oven and hob. The sink overlooks the rear garden, while the open connection to the dining area keeps the cook part of the conversation.

Sliding doors connect the dining area directly with the paved terrace, allowing meals to move outside in warmer weather. Positioned between the kitchen and living area, this space brings the three parts of the ground floor together without dividing them into separate rooms.

The living area extends towards the front of the property, where a broad window overlooks the green opposite. High level side windows bring in further daylight, while a chimney breast creates a natural focus within the long reception space.

Separate from the main living space, the utility has a worktop and space for laundry appliances, keeping these functions away from the kitchen. The adjoining cloakroom contains a WC and vanity basin, with a window providing natural light.













The first floor

The primary bedroom faces the front, with a broad window looking towards the green. Built in wardrobes occupy one wall, providing storage without interrupting the main floor space.

Overlooking the rear garden, the second bedroom has room for a double bed or twin beds. A sloping section of ceiling reflects the roofline, adding character while leaving the central part of the room at full height.

The third bedroom also faces the rear and offers an alternative as a home office if three bedrooms are not required. Its sloping ceiling and simple proportions provide a starting point for redecoration and personalisation.

Grey wall tiling gives the bathroom a coordinated finish around a corner bath and separate glazed shower enclosure. A vanity basin provides cupboard storage beneath, alongside a WC, while a broad window brings daylight into the room.

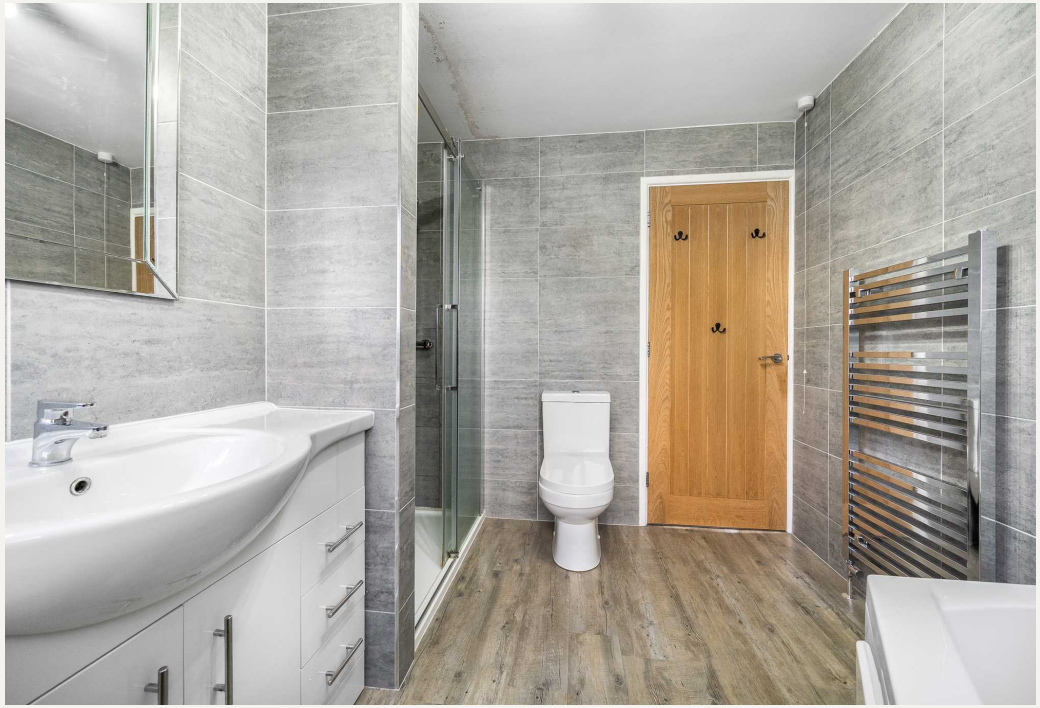












The garden and parking

A paved terrace adjoins the rear of the home, with steps rising to a lawn edged by timber retaining borders. Established shrubs and trees frame the garden, offering space for outdoor dining and play, with access to the garage from the rear.

The paved driveway provides parking for one to two cars and leads to the garage beside the property. Its interior offers potential for storage or hobbies alongside its existing use, while the gravelled frontage keeps garden maintenance modest.





Location

Froxmere Road forms part of the Worcestershire village of Crowle, east of Worcester. The property faces a green, bringing an open outlook to its residential setting within a parish surrounded by agricultural land and woodland.

The Shop & Café at Crowle provides everyday essentials, local produce and a place to meet. The parish hall hosts community activities, while The Chequers in Crowle Green adds a village pub to the local amenities.

Crowle Church of England Primary School, provides an education option within the village. Families considering the area can explore admissions arrangements and the wider choice of schools in Worcester and surrounding areas.

Road connections include access to the M5 at Junction 6, supporting journeys towards Birmingham and the wider motorway network. Worcestershire Parkway provides rail services to Oxford and London Paddington, broadening the options for travel beyond the county.

Jubilee Playing Field offers tennis courts, a bowls pitch, a play area and a perimeter trail. These village facilities complement the surrounding countryside, with Worcester providing a wider range of cultural activities.



Services

The property benefits from mains electricity, water and drainage. Central heating is provided by oil.

Broadband Speed

Superfast broadband available. Download speeds up to 214 Mbps and upload speeds up to 31 Mbps (source: Ofcom checker).

Mobile Coverage

Likely available from Vodafone, EE, Three and O2 (source: Ofcom checker).

Flood Risk

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and very low risk for surface water flooding.

EPC

The EPC rating for this property is: TBC.

Council Tax

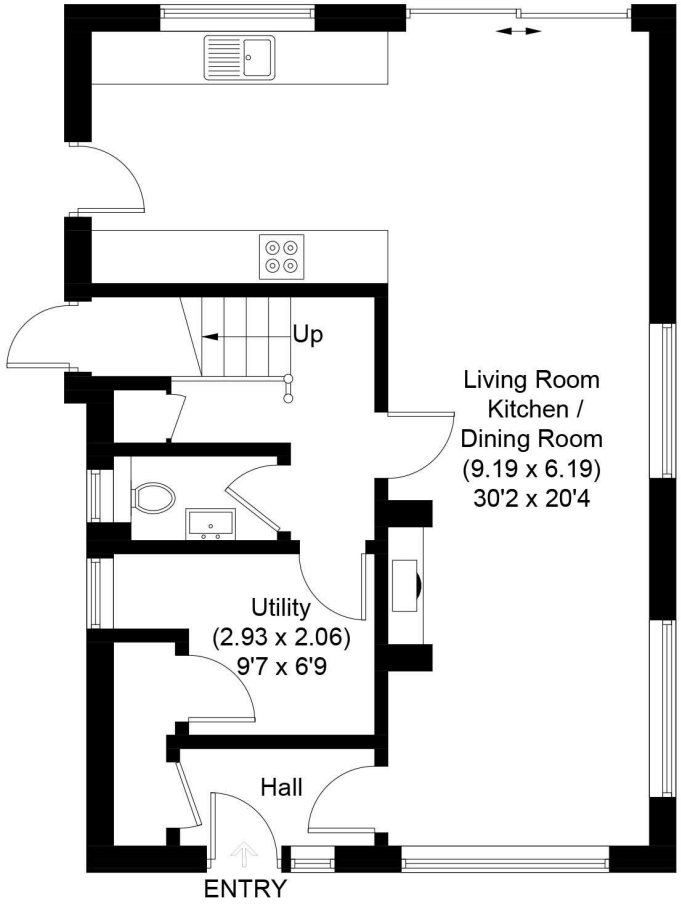
The Council Tax for this property is Band D.



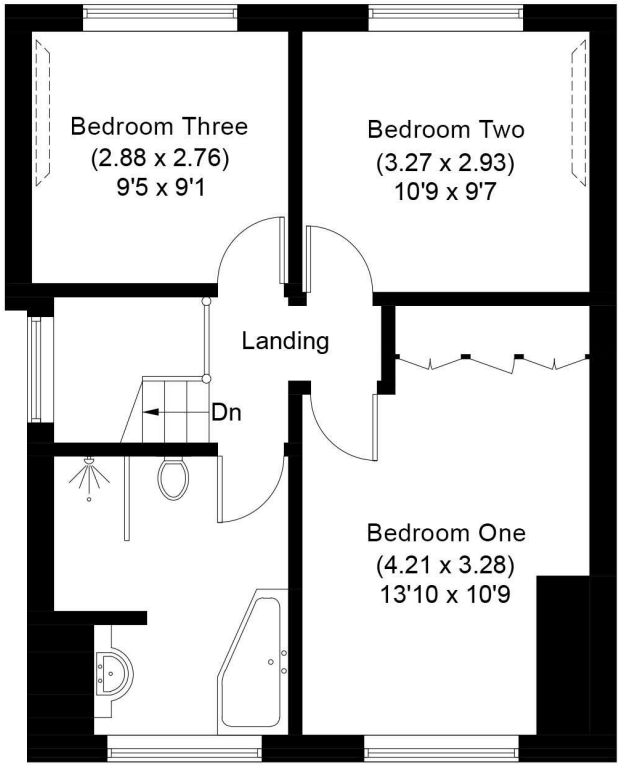
Froxmere Road

Approximate Gross Internal Area
Ground Floor = 57.4 sq m / 618 sq ft
First Floor = 47.1 sq m / 507 sq ft
Garage = 22.9 sq m / 246 sq ft
Total = 127.4 sq m / 1371 sq ft

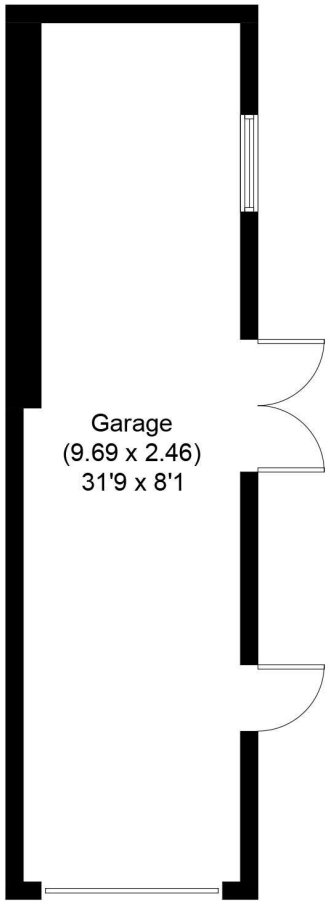
= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.

DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: https://cutt.ly/referrals and are reviewed annually in line with our financial year to identify any changes in average fee received.



andrewgrant.com

Andrew Grant
Since 1971

01905 734734 | hello@andrewgrant.com