Allan Morris
estate agents

Trotshill Lane East, Worcester.

The Old Smithy, 4 Trotshill Lane East, Worcester. WR4 0HX

Features:

* **Detached Cottage**
* **Separate ancillary accommodation**
* **4/5 Bedrooms**
* **Private driveway & stunning private gardens**
* **Unique private location**
* **Easy motorway access**
* **NO ONWARD CHAIN**

A most rare opportunity to acquire a two bedroom detached Grade II Listed thatched Cottage, offered along with generous ancillary accommodation in The Forge, which is a separate detached dwelling.

Main Cottage: Accommodation comprises: Living Room, Dining Room, Kitchen, Utility and Bathroom. On the first floor: Spacious Landing (with potential to create further room), Bedroom 1 and Bedroom 2 (currently used as Dressing Room with fitted wardrobes).

The Forge: Comprising: Spacious Lounge/Diner, Shower Room and ground floor Bedroom with provision to transform into spacious Kitchen. On the first floor: Two further Bedrooms and Cloakroom.

Outside: The property benefits from a most generous plot of over half an acre, comprising of generous driveway, stunning Cottage style gardens to front and rear, with a number of mature trees and shrubs. To the top of the garden is a wonderful Damson Orchard.

LOCATION:

The property is located in a wonderful unique setting along a quiet country lane, yet set within the City of Worcester, with a wide range of amenities on offer. The location is ideal for those looking for country living, but with the benefit of all of the benefits of city living, as well as being ideal for commuters, with access to Junction 6 of the M5 motorway within 5 minutes, as well quick access to several mainline railway stations.

Directions:

From Worcester City centre, take the B4036 Newtown Road until reaching the roundabout and take the 1st exit onto Woodgreen Drive. Follow the road before taking a right at the 2nd roundabout onto Millwood Drive. Continue along and turn right into Trotshill Lane East, continue along, where 'The Old Smithy' can be found on the right hand side, as indicated by our For Sale board.

What3Words: sailor.jeeps.lives

WAM 7992

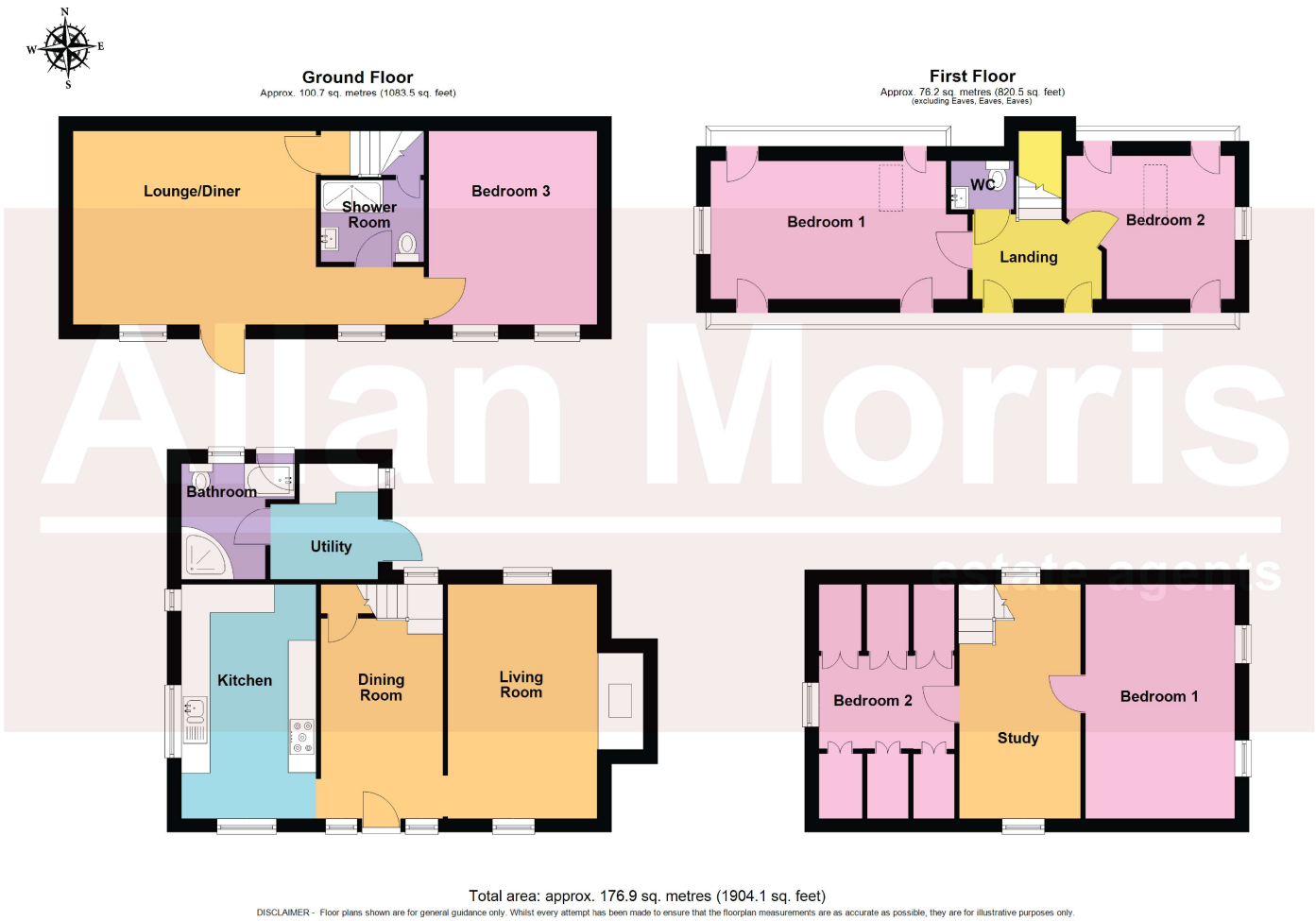
Useful Information:

Tenure: Freehold

EPC Rating: G

Council Tax Band: D

PRICE: £ 635,000



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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:

Living Room: - 4.93m x 3.15m (16'2" x 10'4")

Dining Room: - 4.93m x 2.57m (16'2" x 8'5")

Kitchen: - 4.93m x 2.84m (16'2" x 9'4")

Utility Room: - 2.44m x 2.26m (8'0" x 7'5" max)

Bedroom 1: - 4.93m x 3.15m (16'2" x 10'4")

Bedroom 2: - 4.93m x 2.84m (16'2" x 9'4")

Study: - 4.93m x 2.57m (16'2" x 8’5”)

Ancillary Accommodation:

Lounge / Diner: - 5.11m x 4.09m (16'9" x 13'5")

Bedroom 3: - 4.09m x 3.56m (13'5" x 11'8")

Shower Room: - 2.74m x 2.16m (9'0" max x 7'1")

Bedroom 1: - 5.41m x 2.92m (17'9" max x 9'7")

Bedroom 2: - 3.02m x 2.69m (9'11" x 8'10" max)

Address:
32 Sidbury, Worcester, WR1 2HZ