



Llamedos

Tibberton, WR9 7NL

Andrew Grant

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Plough Road, Tibberton, WR9 7NL

3 Bedrooms 1 Bathroom 1 Reception Room

A beautifully presented three bedroom semi-detached home tucked away within a peaceful courtyard in the sought after village of Tibberton.

- Spacious open plan lounge and dining room designed for modern family living
- Contemporary kitchen with separate utility and ground floor cloakroom
- Enclosed rear garden with patio and lawn for relaxing and entertaining
- Garage and generous driveway providing excellent off road parking
- Convenient semi rural location with easy access to Droitwich and Worcester

Occupying a tucked away position within a peaceful courtyard, this well presented semi-detached home offers generous accommodation suited to modern family life. The spacious open plan lounge and dining room is complemented by a contemporary kitchen, separate utility and ground floor cloakroom. Upstairs are three well proportioned bedrooms and a stylish family bathroom. Outside, the enclosed rear garden, garage and ample driveway parking complete this attractive village home.

1050 sq ft (97.6 sq m)





The kitchen

Designed to serve as the practical heart of the home, the kitchen is fitted with a generous range of contemporary cabinetry and work surfaces arranged in a U shaped layout. A window above the Belfast sink overlooks the front and an opening connects with the hallway, creating an easy flow for everyday living.







The living area

Creating a welcoming setting for relaxation, the living area forms part of an impressive open plan reception room. A feature fireplace provides an attractive focal point, while the generous proportions comfortably accommodate a range of seating. Its open connection with the dining area makes it equally suited to everyday living and entertaining.







The dining area

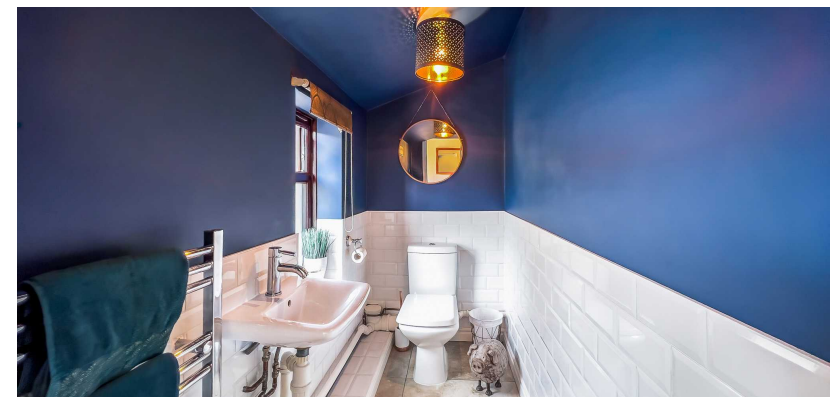
Perfectly positioned between the kitchen and living area, the dining area provides an excellent setting for family meals and social occasions. Its open plan layout enhances the sense of space, creating a sociable environment for everyday living and entertaining.





The hallway and cloakroom

The hallway provides access to the principal ground floor accommodation and the staircase to the first floor. The adjoining cloakroom is fitted with a WC and wash basin for everyday convenience. A separate utility room, positioned to the rear of the home, provides dedicated laundry space together with direct access to the garden.





The primary bedroom

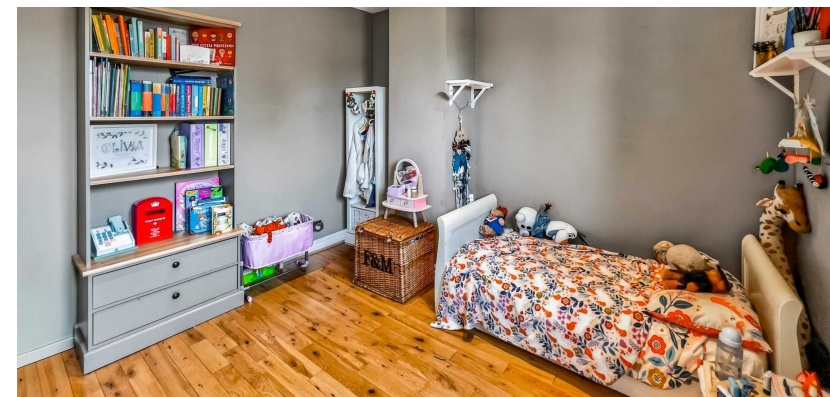
Providing a relaxing retreat, the primary bedroom offers generous proportions with ample space for a large bed and additional furniture. A bank of built in wardrobes delivers excellent storage, while a wide window creates a bright and comfortable atmosphere.





The second bedroom

Another comfortable double bedroom, this room provides versatile accommodation for family members or guests. The generous proportions allow space for additional bedroom furniture, while the pleasant outlook enhances its welcoming feel.





The third bedroom

Currently arranged as a nursery, the third bedroom offers flexibility to suit changing requirements. It would equally serve as a child's bedroom, guest room or home office, making it a practical addition to the first floor accommodation.





The bathroom

Finished in a contemporary style, the bathroom is fitted with a bath incorporating a shower over, wash basin and WC. Modern wall tiling creates a smart finish, while the practical layout comfortably serves all three bedrooms.



The garden

Creating an attractive extension of the living accommodation, the enclosed rear garden combines a generous paved terrace with a neatly maintained lawn and established planting. The patio provides an ideal space for outdoor dining and entertaining, while the lawn offers plenty of room for children to play or for keen gardeners to enjoy.



The driveway and parking

Approached from the quiet courtyard, the driveway provides generous off road parking and leads directly to the attached garage. The attractive frontage creates a welcoming first impression, while the garage offers valuable parking, storage or workshop potential.

Location

Tibberton is a desirable semi rural village offering a peaceful setting with a strong sense of community. Everyday amenities, well regarded schools and leisure facilities can be found nearby, while the centres of Droitwich Spa and Worcester are both easily accessible. Combining countryside surroundings with convenient transport connections, the village is well suited to families, professionals and those seeking a quieter pace of life without sacrificing convenience.

Services

The property benefits from mains electricity, water and drainage. There is also Liquid Propane Gas for the central-heating.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

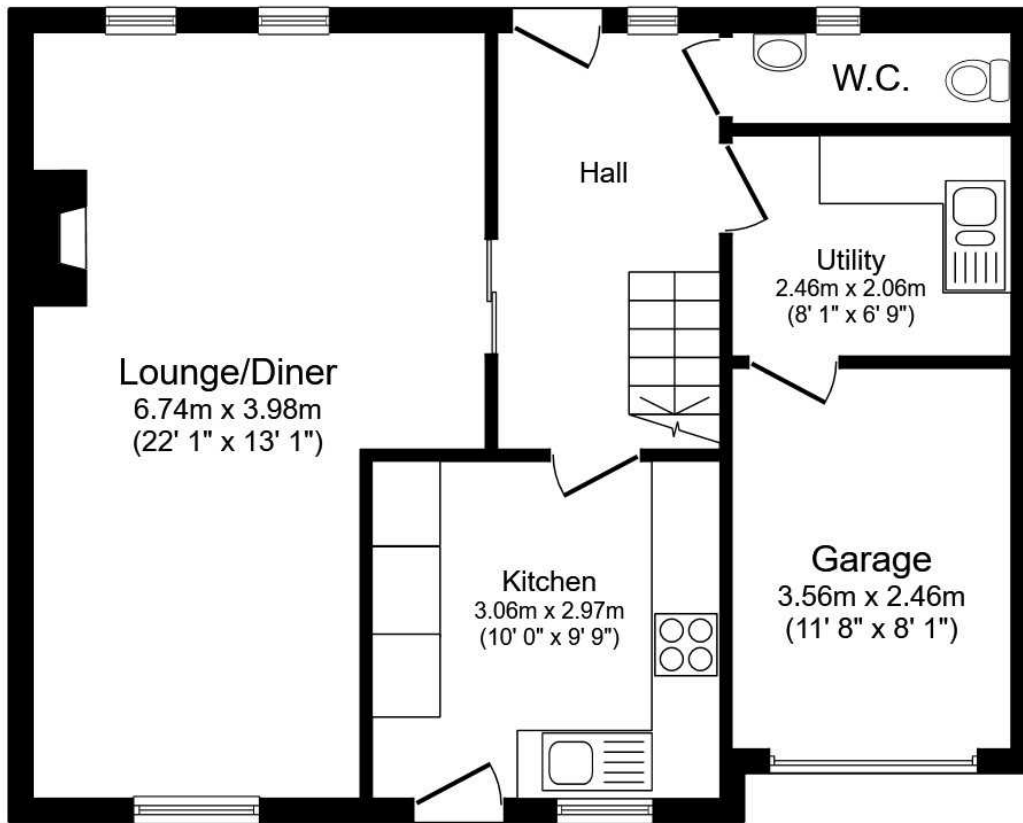
Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long term forecast): According to the Environment Agency's long term flood risk data, the property is currently at very low risk for river and surface water flooding.

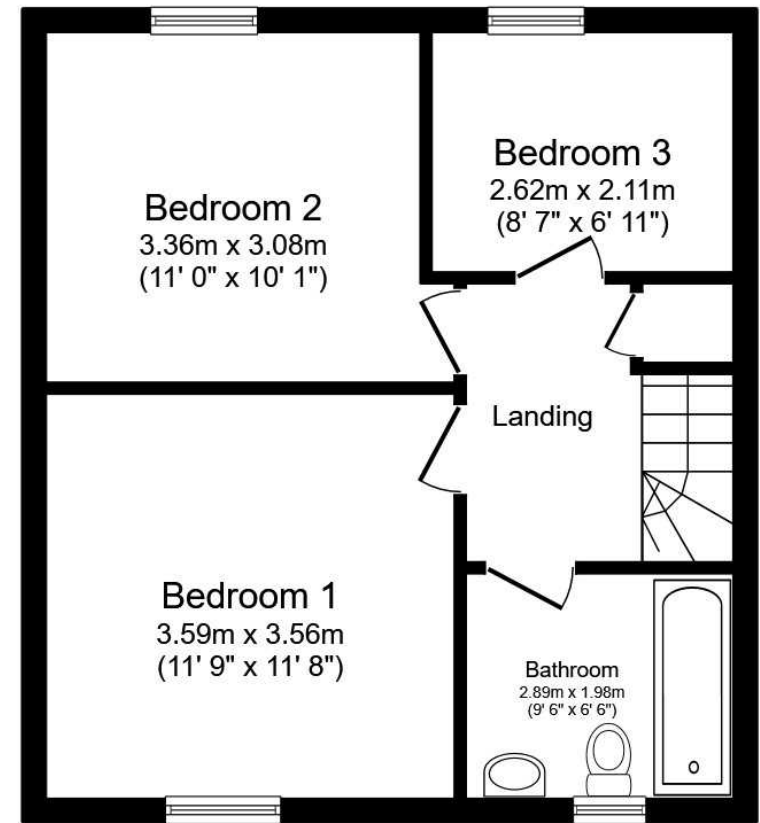
Council Tax

The Council Tax for this property is Band C.





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Total floor area 97.6 sq.m. (1,050 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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