



Allan Morris
estate agents

Menith Wood, Worcestershire.

Cherry Trees, Menith Wood, Worcestershire.
WR6 6UG

- * Spacious 4 bedroom detached house
- * Master Bedroom, Dressing Room & En-Suite
- * Good size plot
- * Large Sitting Room with wood burner
- * Double opening doors to front decked area
- * Double Garaging & block paved driveway
- * Ample parking for numerous vehicles

NO CHAIN. A beautifully presented spacious and flexible family home (3385 sq.ft.), situated within this sought after village, offering easy access to The Chantry school, with school bus picking up in the lane, Worcester City and major transport links.

Accommodation briefly comprises: Welcoming Entrance Hall with engineered oak flooring, downstairs Cloakroom, Sitting Room with wood burner, Dining Room, good size Kitchen/Breakfast Room with granite tops and Utility off, internal access into double Garage, Snug/Office, downstairs Bedroom 4 and downstairs Bathroom. On the first floor: Large Landing Area, Master Bedroom with view to the front, large Dressing Room and En-Suite, 2 further Bedrooms, Family Bathroom and Study/Bedroom 5 with eaves storage.

Outside: Ample off road parking via block paved driveway and a mature lawned frontage with fruit trees and superb purpose built Workshop/Home Office. To the rear is a further patio and decking, with further lawn and further decked seating area, with views to the rear.





Directions:

What3words://middle.angers.harmonica

Useful Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: G

GUIDE PRICE: £ 870,000



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:

Sitting Room: - 7.16m x 3.84m (23'6" x 12'7")

Kitchen/Breakfast Room: - 5.21m x 4.67m (17'1" x 15'4")

Dining Room: - 4.04m x 3.96m (13'3" x 13'0")

Snug: - 3.96m x 3.76m (13'0" x 12'4")

Utility Room: - 3.38m x 2.26m (11'1" x 7'5")

Bedroom 4: - 3.96m x 3.84m (13'0" x 12'7")

Bathroom: - 4.47m x 2.26m (14'8" maximum x 7'5")

Bedroom 1: - 7.57m x 3.94m (24'10" x 12'11" max)

Dressing Room: - 3.73m x 3.45m (12'3" x 11'4")

En-Suite: - 3.76m x 3.45m (12'4" x 11'4")

Bedroom 2: - 5.44m x 3.84m (17'10" x 12'7")

Bedroom 3: - 5.16m x 3.2m (16'11" x 10'6")

Study/Bedroom 5: - 5.16m x 2.26m (16'11" x 7'5")

Bathroom: - 3.76m x 2.74m (12'4" x 9'0")

Double Garage: - 6.15m x 5.77m (20'2" max x 18'11")

Workshop/Home Office: - 5.99m x 4.04m (19'8" x 13'3")

Address:
32 Sidbury, Worcester, WR1 2HZ