

Station Road, Wadborough, Worcestershire.

Pirton View, Station Road, Wadborough, Worcestershire. WR8 9HA

Features:

* Upgraded detached family home
* 4 Double Bedrooms & 2 Bathrooms
* Spacious refitted Kitchen/Diner
* Driveway & single Garage
* Fully enclosed rear garden
* Glorious village location

A well presented and much improved four bedroom detached family home, situated in the quiet village of Wadborough, ideally placed for easy access to motorway links and Worcestershire Parkway Railway Station.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, spacious open-plan Kitchen/Diner with refitted Kitchen, Utility Room, Study and dual aspect Living Room with log burner. On the first floor: Master Bedroom with En-Suite Shower Room, three further double Bedrooms and refitted Family Bathroom with underfloor heating.

Outside: To the front is generous driveway and access into single Garage. To the rear is wonderfully private fully enclosed garden, laid to patio and lawn.

AGENT'S NOTE:

The property further benefits from air source heat pump fitted in 2022 and with the benefit of payments back to the home owner until 2029.

LOCATION:

The property is located in the small quiet village of Wadborough, ideal for those seeking village living, but needing easy access to transport links. The village sits within 2 miles of the Worcestershire Parkway Railway Station, with direct rail links to Birmingham and London. Also within easy reach is Junction 7 of the M5 motorway, also within 3 miles. Within the village itself is a popular Public House and the location also falls into a popular school catchment for both Primary and Secondary education.













Directions:

From Worcester City centre proceed out along the A44 towards Pershore, passing through Stoulton and into Drakes Broughton. Take a right hand turn into Mill Lane and continue along for approximately a mile and a half before arriving in the village of Wadborough. At the 'T' junction turn right onto Station Road and continue along, where 'Pirton View' can be found on the right hand side before reaching the Masons Arms Public House. what3words : gateway.slides.cavalier

WAM 8132

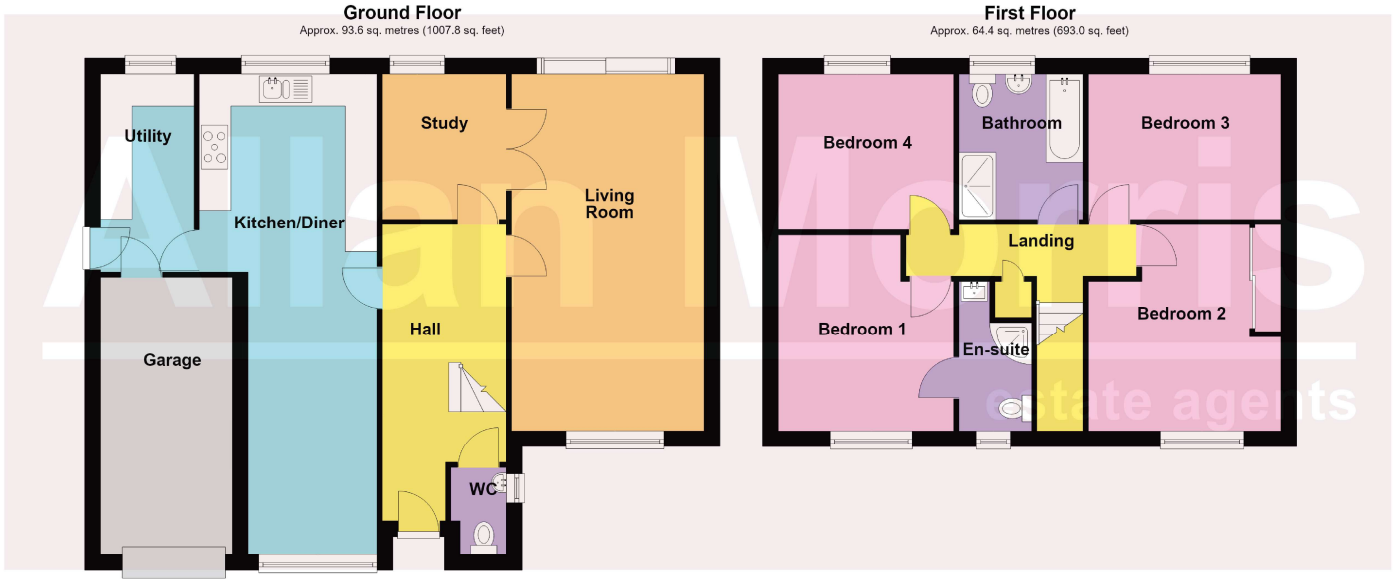
Useful Information:

Tenure: Freehold

EPC Rating: B

Council Tax Band: F

PRICE: £ 580,000



Total area: approx. 158.0 sq. metres (1700.8 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:

Kitchen/Diner: 9.11m x 3.16m (29'10" x 10'4")

Living Room: 6.76m x 3.65m (22'2" x 11'11")

Study: 2.76m x 2.35m (9'0" x 7'8")

Utility: 3.76m x 1.77m (12'4" x 5'9")

Bedroom 1: 3.7m x 3.33m (12'1" x 10'11")

En Suite: 2.83m x 1.38m (9'3" x 4'6")

Bedroom 2: 3.89m x 3.65m (12'9" x 11'11")

Bedroom 3: 3.65m x 2.76m (11'11" x 9'0")

Bedroom 4: 3.33m x 2.96m (10'11" x 9'8")

Bathroom: 2.76m x 2.35m (9'0" x 7’8”)

Garage: 5.25m x 2.70m (17’3” x 8’10”)

Address:
32 Sidbury, Worcester, WR1 2HZ