



**Allan Morris**  
estate agents

**Plough Road, Tibberton,  
Droitwich, Worcestershire.**

**Beech Tree House, Plough Road, Tibberton, Droitwich, Worcestershire. WR9 7NL**

**Features:**

- \* Modern detached family home
- \* 4 generous bedrooms + 2 bathrooms
- \* 3 reception rooms
- \* Generous driveway & single garage
- \* Glorious rear garden
- \* Popular village location ideal for commuters

A modern and beautifully presented four bedroom detached family home, situated in the popular village of Tibberton.

Accommodation briefly comprises: entrance hall, downstairs cloakroom, living room, dining room, garden room, kitchen and utility. On the first floor: master bedroom with en-suite shower room, three further bedrooms and family bathroom.

Outside: To the front is generous driveway giving access to integral single garage. To the rear is fully enclosed beautifully tended garden.

**LOCATION:**

The property is situated within this sought after village, with Primary School (Ofsted Rating: Outstanding), Village Hall and 2 Public Houses, easy access into Worcester, Droitwich and major transport links.





## Directions:

From Junction 7 of the M5 motorway head towards the City centre at the Swinesherd Way roundabout, turn right on the A422 signposted for Droitwich. Continue straight over at the next roundabout and at the following roundabout turn right, signposted Crowle and Tibberton. Continue for approximately 3 miles entering into the village of Tibberton. Turn into Plough Road, where 'Beech Tree House' will be located on the right hand side, as indicated by our For Sale board.

What3Words: farms.earmarked.proper

WAM 7976

## Useful Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: F

PRICE: £ 625,000



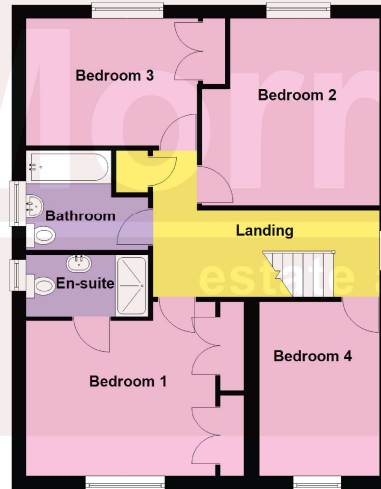
### Ground Floor

Approx. 100.1 sq. metres (1077.3 sq. feet)



### First Floor

Approx. 72.7 sq. metres (782.4 sq. feet)



Total area: approx. 172.8 sq. metres (1859.7 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.

## Floorplan & Measurements:

**Living Room:** - 6.05m x 3.76m (19'10" x 12'4" max)

**Dining Room:** - 3.63m x 3.15m (11'11" x 10'4")

**Garden Room:** - 5.05m x 3.63m (16'7" x 11'11")

**Kitchen:** - 4.52m x 2.84m (14'10" x 9'4")

**Utility Room:** - 1.83m x 1.65m (6'0" x 5'5")

**Bedroom 1:** - 4.62m x 3.71m (15'2" x 12'2")

**Bedroom 2:** - 3.96m x 3.76m (13'0" x 12'4" max)

**Bedroom 3:** - 4.22m x 2.69m (13'10" max x 8'10")

**Bedroom 4:** - 3.71m x 2.54m (12'2" x 8'4")

**Bathroom:** - 2.59m x 2.11m (8'6" max x 6'11")

**Garage:** - 5.23m x 2.77m (17'2" x 9'1")

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.

Address:  
32 Sidbury, Worcester, WR1 2HZ