

Features:

- Available now
- Well-extended, four-bedroom, semi-detached house
- Generous plot
- Ground floor extended lounge & bedroom
- Open plan lounge/dining room
- Fitted kitchen & utility/garden room
- Family bathroom & ground floor W/C
- Well maintained gardens with shed & summerhouse
- EPC D

Description:

A fantastic opportunity to rent a well-extended, semi-detached family home, situated on a sizable plot. Located within a popular location of Wychbold.

The interior layout of the property briefly comprises; double glazed UPVC porch, entrance hallway with storage cupboard, generous open plan lounge/diner spanning the full length of the house, the fitted kitchen benefits from a range of wall and base cabinets, pantry store, integrated oven with gas hob and extractor hood over. Utility room with access to a ground floor W/C; additional hallway giving access to the ground floor annex extension providing a ground floor bedroom and second reception room with front aspect views.

Moving upstairs the first-floor landing establishes; Bedroom one with built in wardrobe storage, double bedroom two, good-sized bedroom three, family bathroom with corner bathtub and separate shower cubicle, in addition to a separate W/C.

Outside the property sits on an extensive plot with the rear garden mostly being laid to lawn, with a block paved patio area and summerhouse. A side access gate allows entry to the impressive front aspect, incorporating block paved patio area, tarmacked driveway, carport, well-maintained lawn with walled boundaries.

Additional benefits include gas central heating with Worcester Bosh combi boiler, double glazing throughout, insulated loft space and cavity wall insulation.

Situated in a popular location opposite an open green in the small village of Wychbold, offering access to the M5 and A38 for links into Birmingham and Worcester. Local to the property is Webbs garden center, well-regarded schooling, post office and further amenities.













Details:

Porch

Entrance Hallway

Lounge/Diner 24'6" x 12' (7.47m x 3.66m)

Kitchen 15'2" x 11' (4.62m x 3.35m)

Utility Room 5'6" x 8'3" (1.68m x 2.51m)

Ground Floor W/C

Bedroom Four 9'5" x 8'7" (2.87m x 2.62m)

Reception Room Two 9'5" x 12' (2.87m x 3.66m)

First Floor Landing

Bedroom One 11'10" x 12' (3.6m x 3.66m)

Bedroom Two 10'9" x 10' (3.28m x 3.05m)

Bedroom Three 8' x 8' (2.44m x 2.44m)

Bathroom 7'8" x 7' (2.34m x 2.13m)

 $\textbf{EPC Rating:} \ \mathsf{D}$

Council Tax Band: B (tbc by solicitors). **Tenure:** To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.







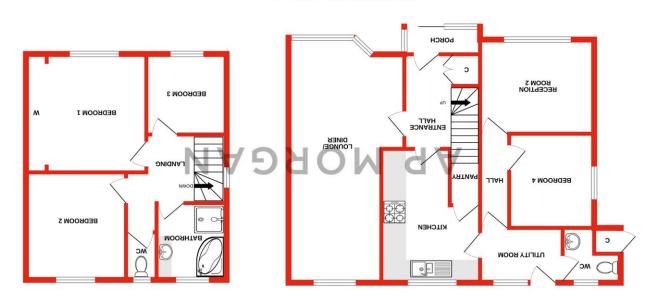






GROUND FLOOR 762 sq.ft. (70.8 sq.m.) approx.

453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (112.9 sq.m.) approx.

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