

AP MORGAN



Pear Tree Way, Wychbold, Droitwich
Guide Price £599,950

Features:

- FIVE DOUBLE BEDROOM detached home
- Desirable location in Wychbold
- Three reception rooms
- Substantial kitchen/diner
- Utility Room, plus guest w.c.
- Three bathrooms
- Double garage and parking
- Epc rating C

Description:

Guide price £600,000 - £615,000

A substantial FIVE DOUBLE BEDROOM, executive property, occupying a prestigious location in Wychbold. Within reach of local shops, post office, reputable schooling both in Droitwich and Bromsgrove, walk able to open countryside and yachting lake and a renown garden centre. Some country pubs and the canal sit behind in the village of Stoke Prior, as well as the historical church. The M5 motorway is quite reachable at junction 5 for commuting into Worcester and the East of Birmingham.

The layout briefly comprises: Large reception hallway, with under stairs cupboard and guest w.c. off. Well proportioned rear lounge, being dual aspect and featuring a coal effect fire to surround. Separate dining room, having double doors from the hallway and bay window to front. Excellent study (3rd reception), also with fitted units/desk and bay window to front. L shaped kitchen/diner, with a double oven, five ring gas hob, inset sink, dishwasher, fridge and freezer, ample dining space and room for further furniture, double doors reach the garden and a further door reveals the utility room with sink and plumbing for appliances.

Stairs rise to the spacious landing, where the accommodation is given over to a master bedroom with fitted wardrobes and a generous en-suite shower room. Guest bedroom two also featuring an en-suite. Three further double bedrooms, two of which have wardrobes and the house bathroom having a separate bath and shower enclosure.



Outside to front is a generous garden, with a driveway leading up to a detached double garage, a gate to left leads round to the rear garden, which is well laid out with patio, has dwarf walling with steps to lawn and a decorative seating area at the far end approached by sleeper steps inset with loose stones. The borders are well established and a tool shed is provided.

Other benefits include: Double glazing and gas central heating to radiators.

Details:

Reception Hallway

Guest w.c.

Lounge 17'10" x 12'4" (5.44m x 3.76m)

Dining Room 14'9" (4.5) x 10'10" (3.3) max into bay

Study 12'4" (3.76) x 8'6" (2.6) max into bay

Kitchen/Diner 22'1" (6.73) x 10' (3.05) plus an extra 6' (1.83) depth to dining area

Utility Room 7'8" x 5'10" (2.34m x 1.78m)

Stairs rise to first floor landing

Master Bedroom 14'10" (4.52) x 11'9" (3.58) min depth

Ensuite Shower Room 8'1" x 5'2" (2.46m x 1.57m)

Guest Bedroom 2 12'3" (3.73) x 10'2" (3.1) both max plus wardrobe

Ensuite Shower Room 7'3" x 4'2" (2.2m x 1.27m)

Bedroom 3 10'5" (3.18) x 10' (3.05) both max plus wardrobe

Bedroom 4 12'5" (3.78) x 9'10" (3) both min plus wardrobe



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

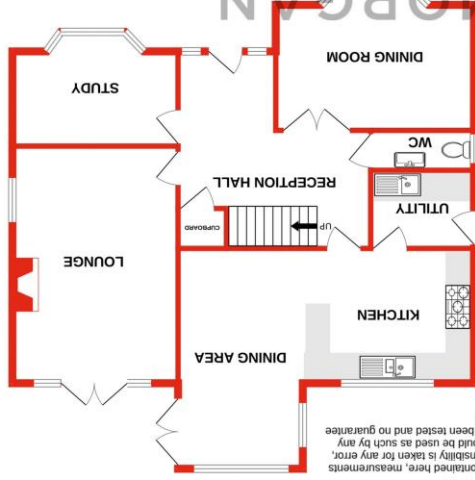
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

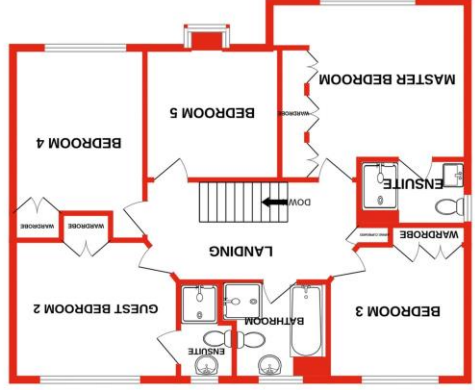
GROUND FLOOR
1259 sq.ft. (117.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 2141 sq.ft. (198.9 sq.m.) approx.

1ST FLOOR
882 sq.ft. (81.9 sq.m.) approx.



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