



**Toll Orchard**

WYCHBOLD

**£450,000**



# Four Bedroom Detached House

## Features.

- FOUR DOUBLE BEDROOMS
- MODERN EN SUITE, FAMILY BATHROOM AND DOWNSTAIRS WC
- CONTEMPORARY KITCHEN/DINER WITH INTEGRATED APPLIANCES
- SEPARATE UTILITY ROOM
- LOUNGE WITH FRENCH DOORS TO REAR GARDEN
- STUDY PROVIDING SPACE TO WORK FROM HOME
- DRIVEWAY AND DETACHED DOUBLE GARAGE (1X ELECTRIC DOOR AND 1X MANUAL DOOR)
- OVERLOOKING COMMUNAL GREEN AND PARK
- SITUATED IN SOUGHT AFTER MODERN DEVELOPMENT

## Description.

A modern and immaculately presented four double bedroom detached house, offered with a contemporary kitchen/diner, lounge, study providing space to work from home, en suite to the master bedroom, a landscaped rear garden and off road parking with a double garage, situated in an ideal position overlooking a communal green and park in a modern development in Wychbold.

The property benefits from a driveway providing off road parking with access to a detached double garage (with one electric door and one manual door) situated to the rear of the home.

Once inside, the welcoming reception hallway with an understairs storage cupboard leads off to; a downstairs wc; lounge with French doors out to the rear garden; study providing ideal space to work from home; the contemporary kitchen/diner with integrated fridge/freezer, dishwasher, microwave, oven, gas hob and extractor; and a handy utility room.

Stairs from the hallway lead up to the first floor landing with doors off to; the master bedroom with fitted wardrobes and a modern en suite shower room; double bedrooms two, three and four; and the modern bathroom with a shower situated over the bath.

Outside, the property enjoys a sunny landscaped rear garden with an L-shaped paved patio, raised lawn and fenced boundaries with an access gate to the driveway and double garage.



## Room Dimensions.

Situated in Wychbold, a small village within Droitwich, the property benefits from having good access to Birmingham and Worcester via the M5 (junction 5) and the A38. Wychbold boasts a well renowned garden centre, local first school and nursery as well as a post office and other amenities.

### Room Dimensions:

Hall

Downstairs WC

Lounge: 16' 4" x 11' 11" (5.00m x 3.65m)

Kitchen/Diner: 24' 11" x 9' 4" (7.60m x 2.85m) max

Study: 8' 0" x 8' 0" (2.45m x 2.45m) max

Utility Room: 5' 8" x 5' 7" (1.75m x 1.72m)

Double Garage: 17' 8" x 17' 2" (5.40m x 5.25m)

Stairs To First Floor Landing

Master Bedroom: 15' 0" x 12' 1" (4.58m x 3.70m) max

En Suite: 9' 4" x 6' 9" (2.85m x 2.08m) max

Bedroom Two: 14' 11" x 9' 1" (4.55m x 2.78m) max

Bedroom Three: 9' 9" x 9' 1" (2.98m x 2.78m)

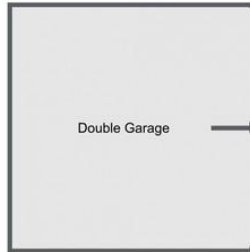
Bedroom Four: 12' 1" x 9' 9" (3.70m x 2.98m) max

Bathroom: 6' 8" x 6' 3" (2.05m x 1.92m)



# Toll Orchard, Wychbold

## Ground Floor



Total Area Approx:  
155.2 sq metres (1671 sq ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

## First Floor



Total Area Approx  
150.4 sq metres  
(1618.9 sq ft)

EPC: B

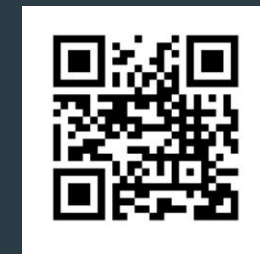
COUNCIL TAX BAND: F

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Bromsgrove office on:

01527 872 479

Alternatively, you can scan below to view all of the details of this property online.



**Please read the following:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

14 Old Birmingham Road  
Lickey End  
Bromsgrove  
B60 1DE