

7 PHILLIPS ACRE

£300,000



“A stylish, modern family home”

Newnham Bridge, Worcestershire

This stylish, modern, semi-detached property in Newnham Bridge comes new to the market with ample off-road parking, a recently updated kitchen, all the latest fixtures and fittings as well as a delightful rear garden: making it a perfect choice as a family home.

- Spacious property
- 3 double bedrooms
- Fully-refitted kitchen
- Cosy wood burner
- Stunning rear garden
- Easy access to neighbouring towns



There is instant kerb-appeal: the pretty frontage displays soft coloured doors and attractive split-pane windows. The timber front door leads into the spacious reception hall, which runs centrally through the property. An internal door to the left opens out into the garage and a door to the right leads into the elegant, fully-refitted kitchen. With a modern design and exhibiting clean lines, there is plenty of counter-top space for food prep and wall and floor cabinets for storage. Built-in appliances include a dishwasher, fridge freezer, washing machine and electric oven and hob with a bespoke extractor fan above. A door at the rear of the kitchen leads out to the side of the property.

The superb living/ dining room is beautifully presented and creates a great impression: this well-proportioned space has wooden floors, a bank of windows to one aspect and a feature woodburning stove, which creates a great focal point for the room. There is ample space for a large sofa and a dining table, if required. A rear door leads into the conservatory - this useful addition could be used as a sun room, craft room or workout space; it, in turn, has a set of French doors leading out to the patio area.

A walk-in hall cupboard and a separate cloakroom with WC and wash hand basin, completes the downstairs.

Upstairs there are three double bedrooms, a built in cupboard, loft access and a family bathroom. The master suit overlooks the front of the property and has an attendant en suite shower room. Bedroom number two overlooks the rear garden and has built-in cupboards on one wall. The third bedroom is currently used as a home office. The family bathroom has a panelled bath with overhead shower, a glass screen, WC and wash hand basin.



Outside: there is ample off-road parking to the front of the property, access to the garage, a neat lawn area and side access which leads around the property.

A much-loved garden sits at the back of the home: beautifully landscaped and lined with ornamental trees and shrubs. A patio area sits directly to the rear and features a pretty timber gazebo above the seating area - a great spot for al fresco entertaining. A large lawn stretches the entire length of the garden and terminates under a decorative timber archway, leading to a second, decked, seating area with an ornamental fish pond.





Area: Newnham Bridge is a popular area set amidst north west Worcestershire countryside, with plenty of rural walks on your doorstep. There are churches and a cricket club local to the area and the historic Peacock Inn is just a short drive away. As is the market town of Tenbury Wells - this vibrant town has an array of independent shops, cafés, public houses and restaurants as well as a primary school, high school, swimming baths, supermarket, medical services, park, cinema and mixed arts venue. For large shopping trips, the towns of Ludlow, Hereford and Kidderminster are all within striking distance.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	C
Heating:	Central heating; LPG
Services:	Mains water, electricity; private drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes** (Fibre available)

* correct as of instruction date | ** Source: BT



EPC and floor plan available on the website.

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