



Oak Tree Drive, Cutnall Green, WR9 0QY | £475,000  
Four Bedroom Detached House

## Features:

- Executive Family Home
- Lounge, Dining Room & Utility
- Open Plan Kitchen & Breakfast Room
- Four Double Bedrooms with Wardrobes
- Two Bathrooms & WC
- Garage and Electric Car Point

## Summary:

An executive four double bedroom family home with excellent living space. Situated on a very desirable development, in the village location of Cutnall Green. Gastro pub, tearoom, and shops all in walking distance. Cutnall Green offers everything and more you would hope for out of a Village. This beautiful home is impressive in size and finish, the perfect balance for any family. Virtual Tour Available.

## Description:

The property in brief comprises; reception hall, w/c, lounge with bay window and feature limestone fireplace. Double doors which leads into the dining room. Dining room with additional door from reception hall. Kitchen with granite work tops, built in dishwasher, induction hob and wine cooler. Kitchen opens into breakfast room with bay window overlooking the garden. Utility room with storage cupboard and access to the integral double garage. To the first floor there are four double bedrooms, all with fitted wardrobes. Master bedroom has newly fitted en-suite. Additional family bathroom with separate shower. Double integral garage with new electric door, electric car charger point and off road parking. Enclosed part walled rear garden. Small decorative front garden.

## Outside:

The rear garden is accessed via the dining room or around the side by the utility. The garden is enclosed by a mix of brick wall and timber panel fencing and is mainly laid to lawn with a patio area and shrub borders. To the front is a driveway and garage with electric up and over door and electric car charging point.

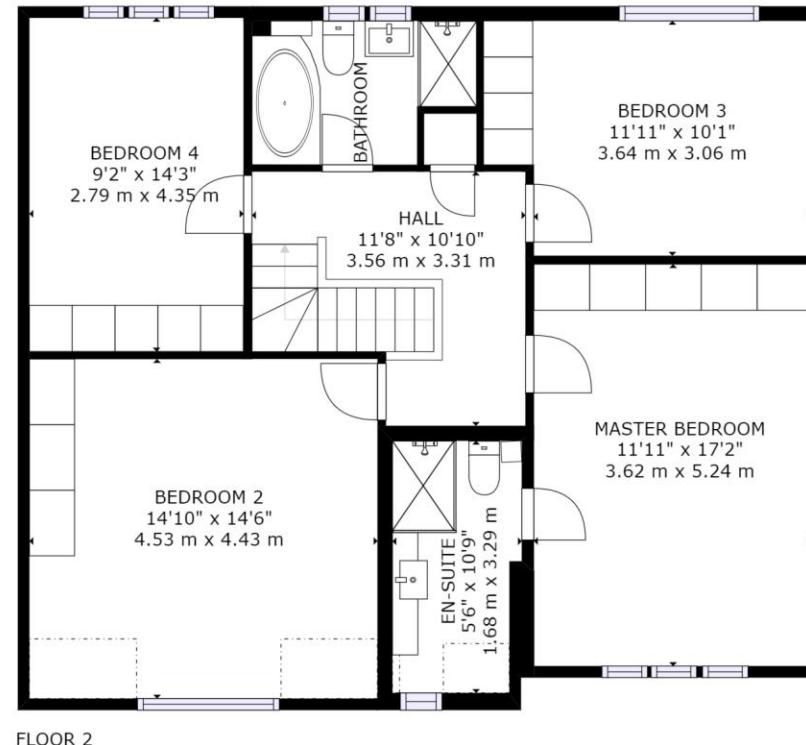
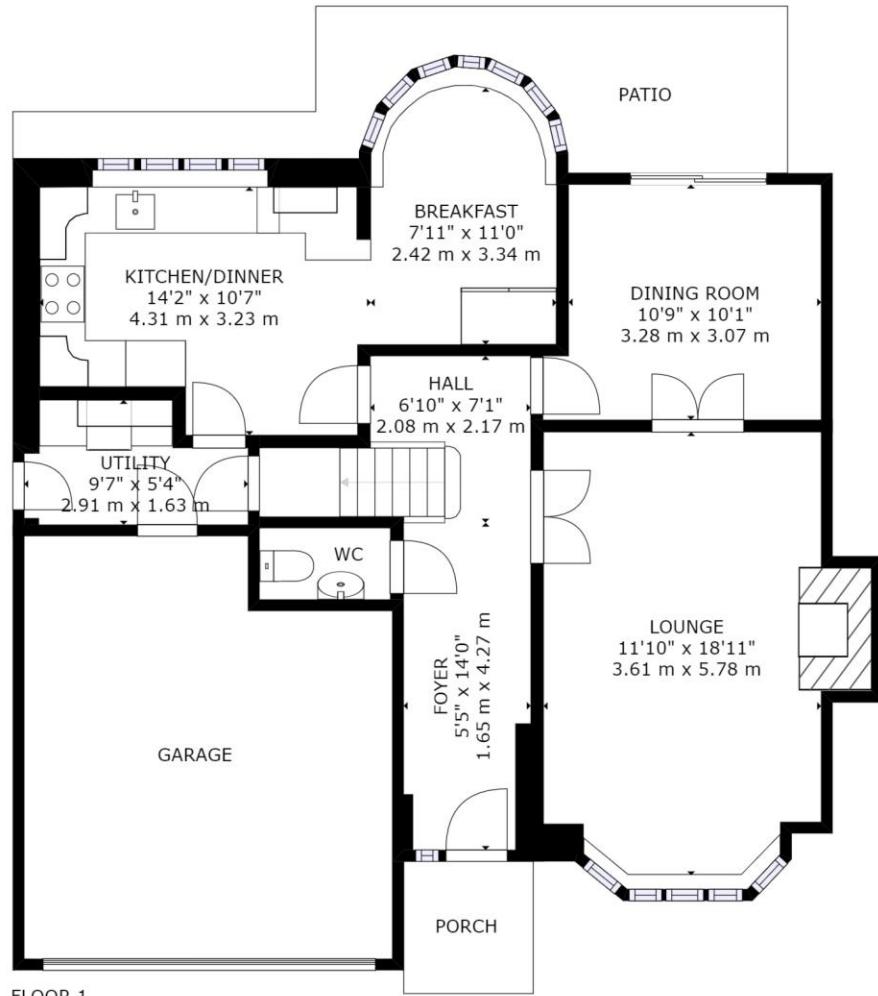


**Location:**

Cutnall Green is a peaceful semi-rural Worcestershire village that has great facilities and is within easy reach of the motorway and other major roads to enable commuting to Birmingham, Worcester, and the surrounding areas. It has a true village feel and offers beautiful countryside walks with a farm located at the end of Oak Tree Drive. The village boasts a great school, post office and shop, tea rooms, excellent pub/restaurant, and a tennis club, all within walking distance of the property. The pub/restaurant is widely acclaimed and attracts customers from the whole of Worcestershire and beyond as it is operated by the former chef of the England World cup squad.

**Rooms:****Hall****Lounge:****Kitchen/Diner:****Utility Room:****W/C:****Stairs To First Floor Landing:****Master Bedroom:****En Suite:****Bedroom Two:****Bedroom Three:****Bedroom Four:****Bathroom:****EPC: F****Council Tax Band: G****Tenure: Freehold**

For more information on Oak Tree Drive or to arrange a viewing, please call the Worcester Office on 01905 958290



#### GROSS INTERNAL AREA

FLOOR 1: 812 sq ft, 75 m<sup>2</sup>, FLOOR 2: 923 sq ft, 86 m<sup>2</sup>  
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 29 sq ft, 3 m<sup>2</sup>  
 TOTAL: 1735 sq ft, 161 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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