

Offers Over £500,000



Brierley, Church Road, Crowle,
Worcestershire, WR7 4AX

JE JESSAVA ESTATES

Brierley has been meticulously cared for over the years, serving as a cherished family home. Now, it offers an exciting opportunity for new owners to bring it to life once again and create their own lasting memories. With endless potential, this four-bedroom detached property invites you to either update the existing accommodation or extend and alter the layout to suit your lifestyle. Set within beautiful, expansive gardens, and located in a highly desirable village, this home offers the perfect canvas for creating your dream 'forever home'.

LOCATION

Crowle is a charming village, located approximately 6 miles to the north of Worcester city centre. Nestled in the heart of the countryside, it is known for its picturesque setting, with a mix of rural landscapes, traditional homes, and a friendly community atmosphere.

It boasts excellent local amenities, including a primary school, church, village hall, and a lovely village shop with cafe, all of which play a central role in fostering a strong sense of belonging.

Crowle is well connected by road, with easy access to the M5 motorway and excellent rail links to Worcester, Birmingham, and London. The village's tranquil location combined with its proximity to larger towns makes it an attractive option for those seeking a quieter, more rural lifestyle while still being close to urban conveniences.

The area is perfect for nature lovers and outdoor enthusiasts, with numerous walking and cycling routes in the surrounding countryside.

Overall, Crowle offers a serene and welcoming environment, ideal for families, retirees, or anyone looking to enjoy a village lifestyle while still being connected to the broader Worcestershire region.

ACCOMMODATION

ENTRANCE PORCH

Accessed through a UPVC front door, this area provides a practical space to kick off muddy shoes and hang coats, offering both convenience and functionality as you enter the home.

ENTRANCE HALL

An additional secure, glazed wooden front door leads you into a welcoming and spacious hallway, complete with an understairs storage cupboard, electric storage heater, and internal access to the garage.

DOWNSTAIRS WC

Featuring a matching suite with close coupled WC and wall mounted basin. Obscure double glazed window to side aspect and carpeted floor.

LOUNGE

A spacious, light and bright room with double glazed window to the front and patio doors leading to the rear conservatory. With two electric storage heaters and an electric fire with wooden mantelpiece.

DINING ROOM

A formal dining room with double glazed window offering lovely views over the rear garden. Electric storage heater.

KITCHEN

A well-appointed kitchen featuring solid wooden cabinetry, durable laminate work surfaces, and tiled splash backs. The picturesque garden view from the sink provides a charming backdrop while washing up

LEAN TO / UTILITY AREA

Accessible from the kitchen, this versatile timber-built structure offers a highly functional space. It features external doors leading to both the front and rear of the property, enhancing convenience and flexibility.

STAIRS AND LANDING

BEDROOM 1

A generously proportioned room with views overlooking the village at the front. It is thoughtfully designed with a full wall of built-in wardrobes, providing ample storage space.

BEDROOM 2

A tranquil room offering serene views over the gardens and open fields beyond. Featuring fitted wardrobes and drawers.

BEDROOM 3

Another generously sized double bedroom located at the front of the property. It also provides convenient access to the loft.

BEDROOM 4

A cozy yet versatile room, still offering the option to accommodate a double bed if desired. It enjoys a peaceful outlook over the gardens and is enhanced by the convenience of a built-in wardrobe.

SHOWER ROOM

With matching white suite consisting of pedestal sink and walk in shower. Obscured double glazed window to rear aspect, vinyl flooring, heated towel rail and fan heater. Airing cupboard.

SEPARATE WC

White close coupled WC. Obscured double glazed window to side aspect.

EXTERIOR

FRONTAGE

Neatly clipped high hedges provide privacy, complemented by a low-maintenance lawned area. The property also boasts a sweeping tarmac driveway, offering ample space to comfortably accommodate up to three vehicles as well as access to the garage.

GARAGE

A generously proportioned garage with window to side, power and light. Accessed via up and over metal door as well as convenient internal doorway to hallway.

REAR GARDENS

The expansive rear garden is truly the pièce de résistance of this property. West-facing and extending approximately 150 feet in length, it is adorned with an array of mature trees and lush shrubs, creating your own private oasis.

Perfectly suited for children, the garden offers boundless opportunities for imaginative play, from hide-and-seek to carefree adventures, all within the safe confines of this beautiful natural space.

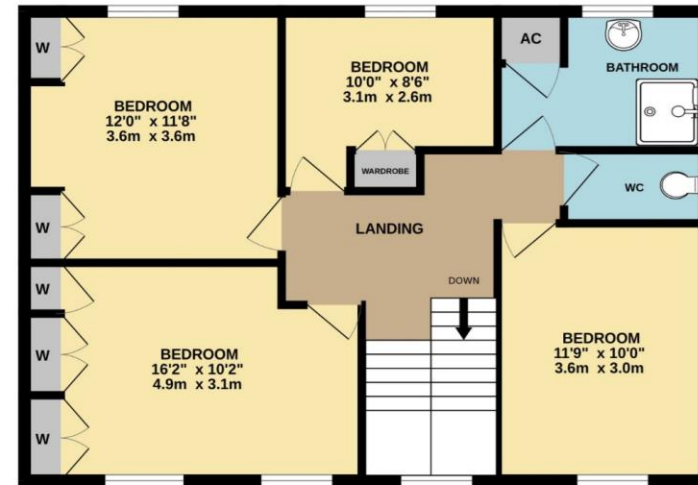
For those who enjoy outdoor relaxation, a charming patio area provides the ideal spot to unwind with a glass of wine while enjoying the bird song.

Additionally, the garden is equipped with two sheds, offering excellent storage for the keen gardener, who may also appreciate the potential for a vegetable plot or simply enjoy pottering around in this peaceful outdoor space.

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TOTAL FLOOR AREA : 1646 sq.ft. (153.0 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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SERVICES

Mains electric, water and drainage. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

FREEHOLD - We understand that the property is Freehold, however, these details must be confirmed via your solicitor.

COUNCIL TAX BAND - E Purchasers are advised to confirm this with the local council or via www.voa.gov.uk.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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