

**AP MORGAN**



**Shrawley, Worcester, Worcestershire**  
Offers Over £425,000

**Features:**

- No onward chain in a desirable rural location
- Four double bedroom detached house built to high standard
- Through lounge & generous kitchen/diner
- Family bathroom & ground floor shower room
- Generous detached double garage with potential for conversion (STPP)
- Gravel driveway & private garden
- Energy efficient air source heating & solar water heating
- Attractive rural views

**Description:**

\*\*\* Offered with no onward chain \*\*\*

Occupying a delightful edge-of-village position with open rural views to the front, this truly imposing four double bedroom detached home was constructed approximately 15 years ago and completed to a notably high standard for its time. The property has been thoughtfully designed to offer generous, well-proportioned accommodation that suits modern family living while enjoying a peaceful Worcestershire countryside setting.

The property is approached via a substantial gravel driveway providing ample off-road parking for several vehicles and leading to an impressive large double garage with electric roller shutter doors. Of particular note, the garage offers excellent potential for conversion into ancillary accommodation or a possible Airbnb opportunity, subject to the usual planning consents, making it an especially attractive feature.

Internally, the house can be entered from either the front or side and opens into a striking and spacious reception hallway. The ground floor accommodation includes a generous through lounge featuring a character fireplace, a well-appointed through kitchen diner with granite work surfaces and a central island unit, and a valuable ground floor shower room, ideal for guests or multi-generational living.

To the first floor, a substantial landing gives access to four double bedrooms, all finished with wood flooring, along with a luxurious family bathroom.

Further benefits include air source central heating with underfloor heating to the ground floor and radiators to the first floor, solar water heating, polished floor tiles to the hallway and kitchen, and attractive feature timber internal doors throughout.

Externally, the rear garden is arranged in a private, courtyard style and is screened by mature trees, creating a secluded outdoor space. A small picket fence borders the side, while the driveway and garage together provide parking for multiple vehicles with ease.

**Location**

Shrawley is a peaceful and well-regarded Worcestershire village, known for its attractive countryside surroundings and strong sense of community. The village benefits from a parish church, village hall and a traditional country



pub, while a second well-regarded pub can also be reached within walking distance, offering a choice of welcoming local venues.

The surrounding countryside is particularly noted for the beautiful Shrawley Woods, one of Worcestershire's most treasured woodland areas and nationally important for its ancient small-leaved lime trees. The woods are especially famous for their spectacular carpets of bluebells each spring, when a popular seasonal bluebell walk attracts visitors from across the region.

Shrawley also has a fascinating history. The remains of a medieval castle can still be found nearby at Oliver's Mount, believed to date back to around the 12th century and originally built to guard an ancient crossing of the River Severn.

Adding further charm to the village, Shrawley even has its own small vineyard, reflecting the area's long-standing rural traditions and character.

The property falls within the catchment area for Great Witley Primary School and the highly regarded Chantry Secondary School, with additional private schooling options available in Worcester and Malvern. Despite its rural feel, the village remains well positioned for access into Worcester and surrounding areas.

**Details:**

**Reception Hallway**

**Through Lounge** 22'8" x 11'6" (6.9m x 3.5m)

**Kitchen/Diner** 22'9" x 11'7" (6.93m x 3.53m)

**Ground Floor Shower Facility**

**Stairs Rise To First Floor Landing**

**Bedroom 1** 13'2" (4.01) x 11'6" (3.5) both max

**Bedroom 2** 12'7" x 11'9" (3.84m x 3.58m)

**Bedroom 3** 11'7" x 9'9" (3.53m x 2.97m)

**Bedroom 4** 11'6" x 9'3" (3.5m x 2.82m)

**Family Bathroom**

**Double Garage** 24'10" x 16'8" (7.57m x 5.08m)

**EPC Rating:** C

**Council Tax Band:** E (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300



## 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](http://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.

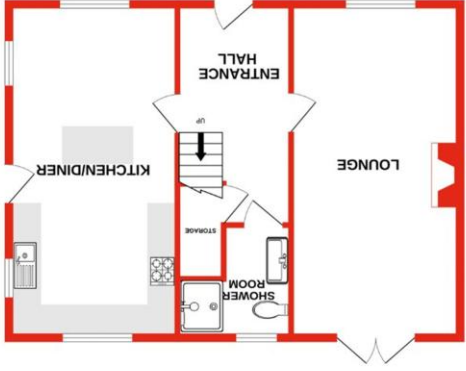
### Need a solicitor?

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.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

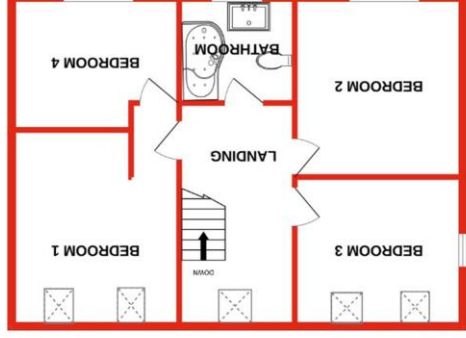
# AP MORGAN



GROUND FLOOR  
1107 sq. ft. (102.8 sq.m.) approx.



1ST FLOOR  
689 sq. ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 1796 sq.ft. (166.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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