



**Allan Morris**  
estate agents

**Dough Bank, Ombersley,  
Worcestershire.**



## The Sheilings, Dough Bank, Ombersley, Worcestershire. WR9 0HN

### Features

- Individual 3 bedroom detached house
- Flexible accommodation
- Solid oak flooring
- Triple glazed windows
- Under floor heating
- Quiet rural location
- Easy access to transport links

A fabulous individual three bedroom detached family home, situated along a quiet no through lane, within the sought after village of Ombersley.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Dining Room, Living Room, Kitchen, double Bedroom and further Bedroom/Study. On the first floor: Master Bedroom and Bathroom.

Outside: Private driveway, Garage and private gardens further benefiting from Summerhouse and Greenhouse.

Agents Note: The property benefits from solid oak flooring and underfloor heating.

### LOCATION:

The property is located on the outskirts of the sought after village of Ombersley. From the lane is pathway leading to the local shop and Holt Fleet Public House, as well as access to 2 popular Farm Shops and within 15 minutes of the centre of the village itself. The village of Ombersley is a glorious picturesque village and benefits from a variety of amenities to include Shops, Hairdresser's, Doctor's Surgery, several Public Houses, Primary School, Village Hall and Church and is ideally placed for access to the Town of Droitwich, City of Worcester and motorway links via Junction 5 or 6 of the M5 motorway.







### Directions:

From Worcester City centre proceed out along the A449 towards Kidderminster, branching left into Ombersley. At the roundabout turn left onto Holt Fleet Road and continue for three quarters of a mile before turning left into Powers Lane and straight down onto Dough Bank. Follow the lane around, where 'The Sheilings' can be located on the right hand side.

WAM7262

What 3 Words: [data.handfuls.pressing](https://www.what3words.com/)

### Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: E







Total area: approx. 101.7 sq. metres (1094.2 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

## Floorplan Measurements:

LIVING ROOM:  
12'10" x 11'8"

DINING ROOM:  
11'3" x 8'5"

KITCHEN:  
11'3" x 8'5"

BEDROOM 1:  
12'10" x 11'8"

BEDROOM 2:  
10'1" x 8'6"

STUDY / BEDROOM 3:  
8'6" x 7'3"

BATHROOM:  
11'8" maximum x 6'10"

GARAGE:  
18'5" x 11'11"

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## Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ