



Tannery Drive

Worcester |

**FOX**   
TOWN &  
COUNTRY  
HOMES



## Tannery Drive, Worcester,

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- NO CHAIN
- Recently built in 2018
- The reassurance of an NHBC warranty
- 3 good size bedrooms
- Large family bathroom and ensuite facilities to the master bedroom
- Good size sitting room
- Open plan kitchen/diner with separate utility room
- Single car garage with electric door
- Good size rear garden with 2 patios
- Great proximity to both Worcester and Malvern
- Well-Regarded School Catchment

This attractive modern home, offers contemporary living in a lovely village location. Designed with families in mind, the property combines generous space with modern finishes and thoughtful details.

The ground floor features a welcoming sitting room, a stylish open-plan kitchen and dining area fitted with high-quality AEG appliances, and a separate utility room. Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with ensuite, alongside a modern family bathroom.

Externally, the property benefits from a single garage with electric door and a driveway large enough for three cars. To the rear, a generous north-east facing garden provides two patio areas and plenty of space for families to enjoy.









### The Lifestyle – Why Live in Powick?

Powick is one of Worcestershire's most sought-after villages, loved for its community feel, scenic countryside walks, and excellent commuter links. Situated just a few miles from Worcester city centre and the Malvern Hills Area of Outstanding Natural Beauty, residents enjoy the best of both rural and urban living.

Local Amenities include a convenience store, welcoming local pub, Chinese restaurant and an active village hall, an excellent primary school and GP services

Outdoor Pursuits are on your doorstep – from riverside walks to the panoramic views of the Malvern Hills making this an ideal location for nature lovers

A Thriving Community with regular events, clubs, and friendly neighbours – ideal for families and those new to the area

Excellent Commuter Links – Situated just off the A449 Powick offers fast access to Worcester, Malvern, and the M5 for Birmingham, Cheltenham & beyond. Worcester Parkway station is also within easy reach, offering direct train services to London and the Southwest

### Education – Well-Regarded School Catchment

Families will appreciate that this property falls within the catchment for Powick CE Primary School, which is highly rated for its nurturing environment and strong community ethos. For secondary education, the property is within the catchment for Dyson Perrins CofE Academy in Malvern, offering a broad curriculum and inclusive ethos. Worcester's highly regarded independent schools, including The King's School, are also just a short drive away.









## A Must-View Home in a Prime Worcestershire Village

This exceptional home offers everything the modern family desires – space, quality, and location. Whether you're relocating or simply searching for a forever home in a charming and connected village, this property delivers on all fronts.

Early viewing is highly recommended – contact Fox Town and Country Homes today to arrange your private viewing.

### Services:

Council Tax Band: E  
Mains Electricity and water  
Mains Drainage  
Mains Gas

Annual service charge of £418

### Administrative Deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This is fully reimbursed on completion. If you decide to withdraw, the deposit may be retained in part or in full to cover administration and re-marketing costs. In cases of a defective legal title, structural defects, or a seller withdrawal, your full deposit will be refunded.

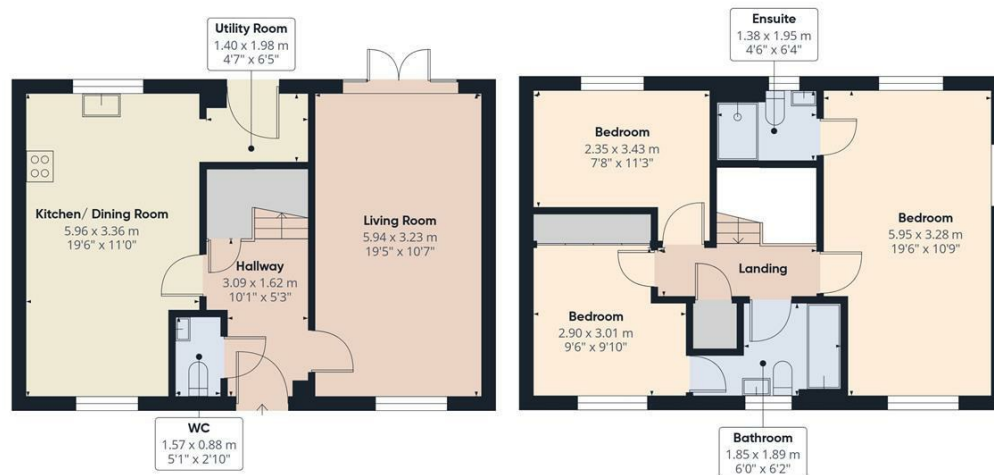






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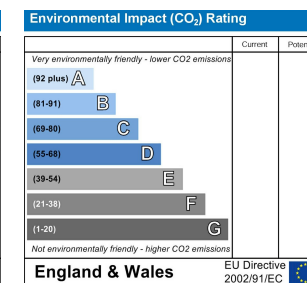
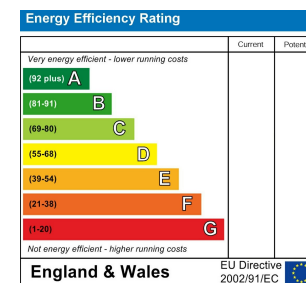


Approximate total area<sup>(1)</sup>  
114.5 m<sup>2</sup>  
1233 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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