



**Allan Morris**  
estate agents

Mount Pleasant, Crossway  
Green, Nr. Stourport On  
Severn, Worcestershire.

**Eden Cottage, Mount Pleasant, Crossway Green, Worcestershire. DY13 9SU**

**Features**

- Charming period semi detached Cottage
- 4 Bedrooms
- Potential for Annexe accommodation
- Glorious rural location
- Paddock of approx. just over 2 acres
- Easy access to motorway and surrounding towns

A charming semi detached Cottage, offering flexible accommodation with three/four bedrooms and enjoying a generous plot and additional paddock, situated along a quiet lane within the village of Crossway Green.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Utility Room, Sitting Room, Kitchen and Conservatory/Diner. There is then a further door from the hallway leading to Bedroom 4/Study, Lounge/Diner/Potential Office and Shower Room. On the first floor: Master Bedroom with En-Suite Shower Room, two further Bedrooms and Family Bathroom.

Outside: To the front is generous driveway, to the rear are formal gardens and to the side is paddock of approximately just over 2 acres.

**LOCATION:**

The property is located along a quiet lane within the small village of Crossway Green. The location is wonderfully rural yet ideally placed for easy access to a number of different Towns and Cities, to include Worcester, Droitwich, Stourport and Kidderminster, as well as motorway links North and South via Junction 5 and Junction 6 of the M5 motorway





### Directions:

From Worcester City centre proceed out along the A38 The Tything, forking left at the Gatehouse onto the A449 Ombersley Road. Continue alone for some distance and bear left onto the main A449, in the direction of Kidderminster. Continue along for approximately 3 miles, where you will notice a turning for Comhampton on the left hand side, continue past this turning and take the next left turn, signposted Mount Pleasant Lane. Continue along Mount Pleasant Lane, where Eden Cottage can be located on the right hand side.

WAM 7053

### Useful Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: D



#### Ground Floor

Approx. 113.2 sq. metres (1218.3 sq. feet)



#### First Floor

Approx. 63.1 sq. metres (679.6 sq. feet)



#### Floorplan Measurements:

##### KITCHEN:

16'8" x 9'7"

##### CONSERVATORY/DINER:

11'9" x 9'8"

##### SITTING ROOM:

16'1" x 13'9"

##### UTILITY ROOM:

8'10" x 7'3"

##### BEDROOM 1:

13'5" x 9'7"

##### EN-SUITE SHOWER ROOM:

7'3" x 2'10"

##### BEDROOM 2:

13'10" maximum x 11'4"

##### BEDROOM 3:

13'7" maximum 7'10" minimum x 9'8"

##### BATHROOM:

8'5" x 5'8"

##### LOUNGE / DINER /POTENTIAL OFFICE:

18'1" x 15'5"

##### BEDROOM/STUDY:

12'6" x 9'8"

##### SHOWER ROOM:

6'8" x 4'11"

#### 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.

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