



11 Williamson Road, Perry
Wood, Worcester WR5 1SG

Legend has it, that on the eve of the Battle of Worcester, Oliver Cromwell rode alone into woodlands of Perry Wood, dismounted his horse and sold his soul to the devil in exchange for victory, his hideous face now depicted with horns on the guild hall in the City centre, and it is said that when the moon is full, you can hear his screams of anguish as the devil took over his body (we actually made the last bit up, it was in fact two cats having a dust-up, but that didn't fit the narrative).

Perry Wood has changed over the years, so let's shoot forward from 1651 right into the present day, where now sits a rather nice development of modern homes which are in easy reach of the City.

This one in particular is ensconced in its very own little cul-de-sac, right at the top, overlooking its own little battlefield, a position even the Lieutenant-General would agree was the best, and because of its placement, you get an enviable plot too, big enough for all the troops.

Legend also has it that Cromwell, the night before battle stayed in a large room in a beautiful inn, however his sleep pattern was completely destroyed by his neighbours slamming plugs into the sockets, slamming doors shut and turning the TV up too loud (Yeah, we made that one up too!), what he really longed for was a detached home just like this one, where the noise you make is the noise you hear.

With three good-sized bedrooms, you and the troops have somewhere to lay weary heads, and when the sun rises, the battle starts who gets to the bathroom first? Fear not, as you rise, just wander into your own ensuite and get ready at your leisure and let the kids fight over the family bathroom and if the bathroom is taken at least there is a cloakroom downstairs - which brings us to of one Cromwell's most famous sayings "Why is there always a teenager in the bathroom? and it's not even one of my kids". Well, we like to think he might have said that.

What better way to start your day than with a nice hearty breakfast, sat in what can only be labelled a superb kitchen/dining room with its own range of integrated features with the whole family, in fact scratch that, the best way to start the day is by yourself in a superb kitchen/diner, mug of coffee in hand, the toaster doing what toasters do and that longed for tranquillity of no mobile phones going "ping" every 10 seconds. Maybe you can sneak a peek at your own phone to see if Mr. Trump has invaded an island of penguins because the wrappers were too hard to get off.

Then in the evenings you can relax in the living room, TV, read a good book, or just a natter. The choice will be yours as the kids hide away in their rooms, coming up with strategic plans on how to win at Fortnite.

Just in case you need more than one parking space, you can park your cars here, and no one can park in front of your house!

And as Cromwell might of said (probably didn't though), "Book a viewing, this might just be the perfect family home for you".

Estate Charge - Approx £130.00 per annum.

FREEHOLD

Council Tax Band D - Worcester Council





Agents Note

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

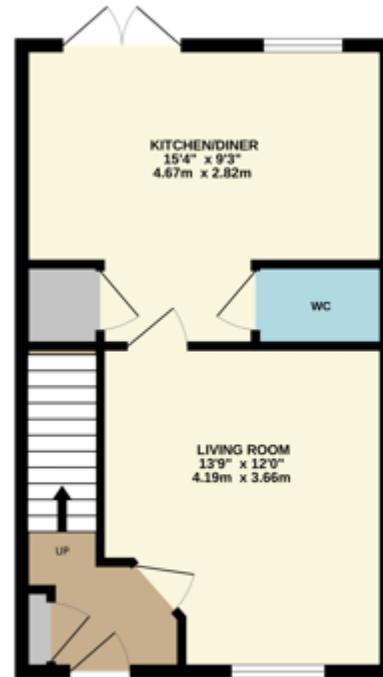


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

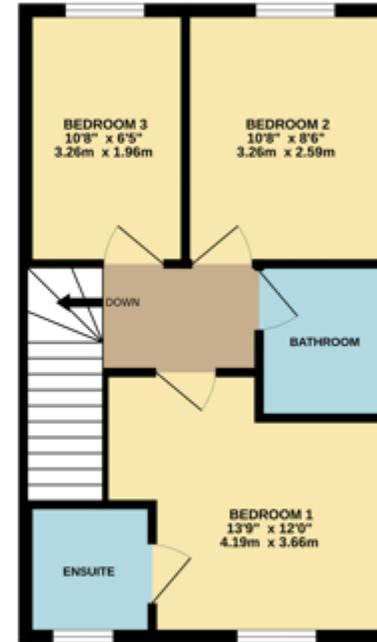
General Information

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. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

GROUND FLOOR



1ST FLOOR



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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