

SHELTON

LINES



16 Pear Tree Way, Crowle WR7 4SB

16 Pear Tree Way

Crowle, Worcester

Nestled in a sought-after village location, this impressive five-bedroom detached home offers a superb combination of spacious accommodation, contemporary styling and practical features, making it ideally suited to modern family living.

Upon entering, a welcoming hallway leads to a generous reception room, which flows through to the conservatory, creating versatile spaces for both relaxation and entertaining. At the heart of the home is a stylish, modern kitchen/dining room, thoughtfully designed with ample worktop space and storage to accommodate the demands of everyday family life.

Further ground-floor accommodation includes a separate utility room and a convenient cloakroom/WC.

Upstairs are five well-proportioned bedrooms with the fifth bedroom currently being used as a dressing room. This offers flexible accommodation for family members and guests, with the potential to create a home office or hobby room. The main bedroom benefits from an en-suite shower room, complemented by a contemporary family bathroom.

Externally, the property benefits from a private driveway with an electric vehicle (EV) charging point and two additional off street parking.

The enclosed, landscaped rear garden provides an attractive and private outdoor space, ideal for relaxing, entertaining and family enjoyment. A versatile studio room offers potential for a home office or creative space. With direct access to the garden from the conservatory, the property enjoys a natural connection between indoor and outdoor living, perfect for making the most of the warmer months.

Combining generous living space, modern conveniences and appealing outdoor areas, this superb home offers an excellent opportunity to enjoy family life in a desirable village setting.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E





Agents Note

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 "Buyer's Info" page.

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.



Pear Tree Way, Crowle, Worcester, WR7

Approximate Area = 1297 sq ft / 120.5 sq m

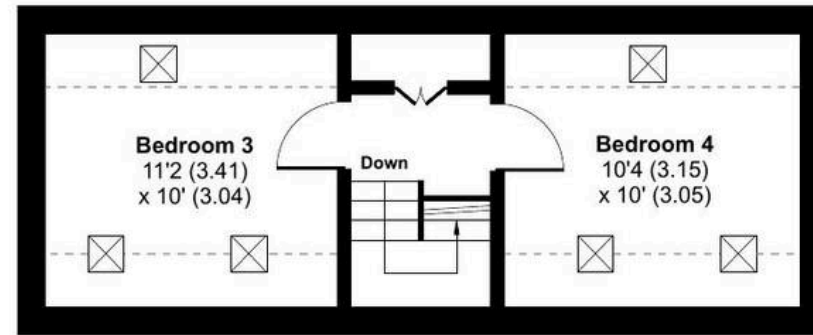
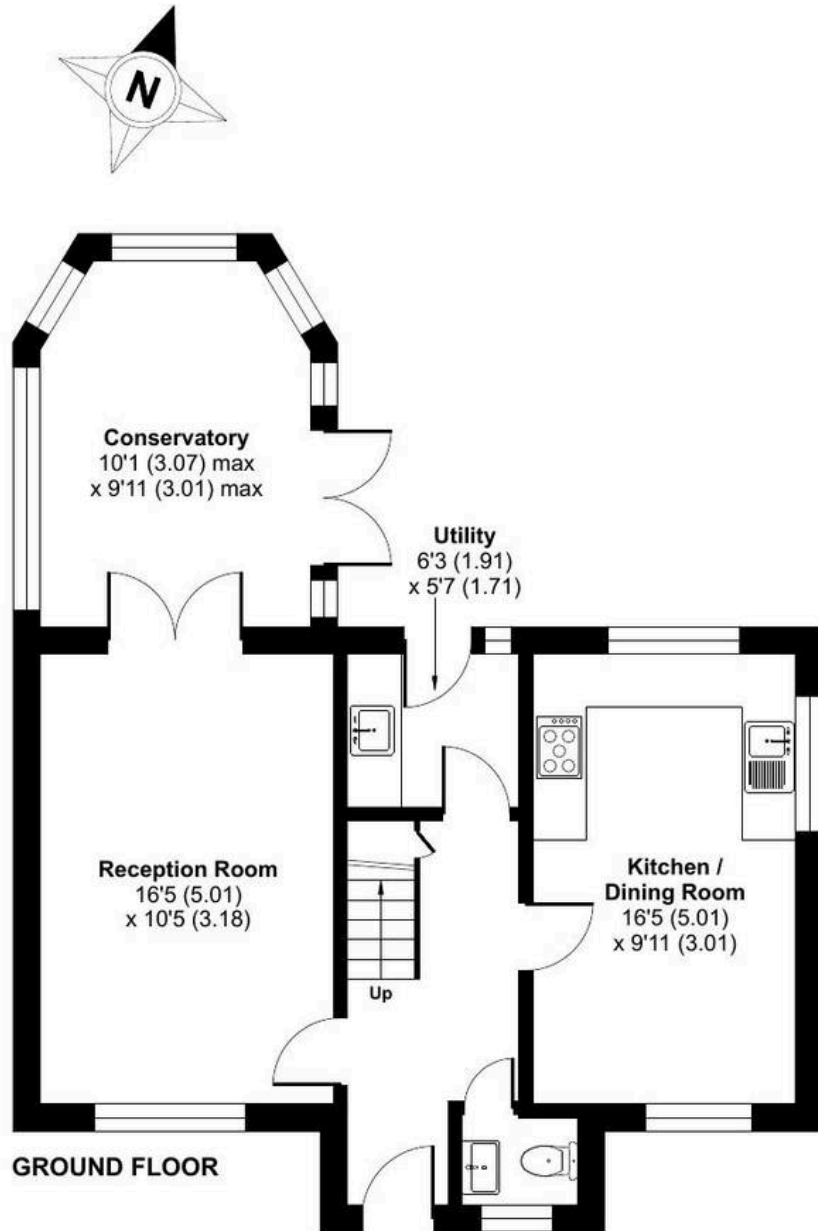
Limited Use Area(s) = 85 sq ft / 7.9 sq m

Outbuilding = 133 sq ft / 12.3 sq m

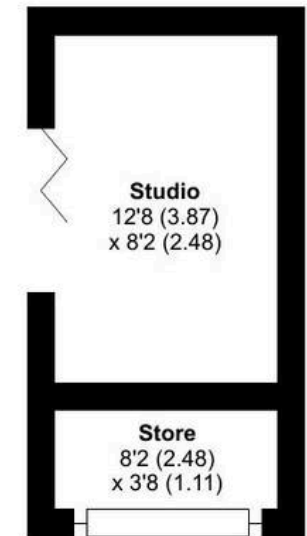
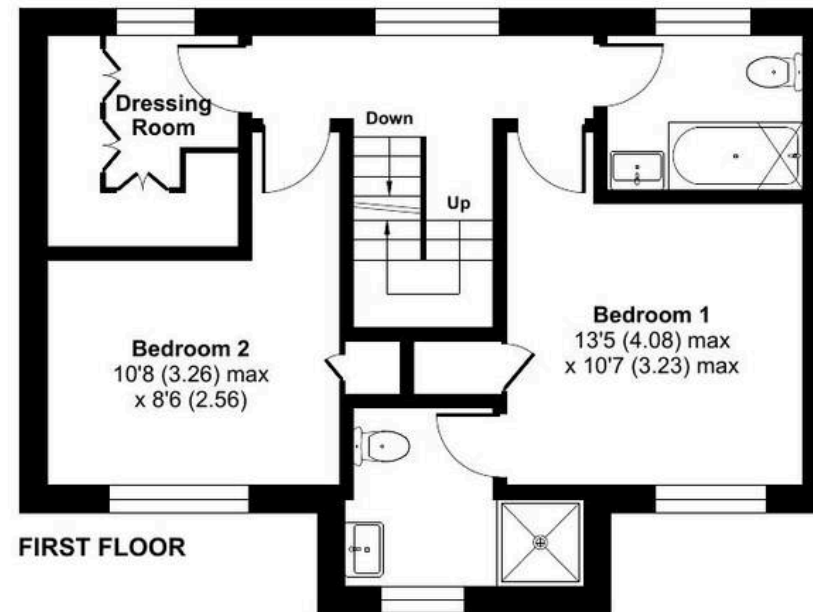
Total = 1515 sq ft / 140.7 sq m

For identification only - Not to scale

Denotes restricted
head height



SECOND FLOOR



OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Shelton & Lines Ltd. REF: 1539395

