



**Allan Morris**  
estate agents

**Gilmour Crescent, Worcester.**



## 8 Gilmour Crescent, Worcester. WR3 7PH

### Features

- Semi detached family home
- 3 Bedrooms
- Kitchen/Diner
- Private rear garden
- Off road parking
- Claines location
- Close to excellent schooling

A three bedroom semi detached family home, situated in the popular area of Claines, offering further potential to extended (if required).

Accommodation briefly comprises: Entrance Hall, Sitting Room and open-plan Kitchen/Diner with pantry. On the first floor: Three Bedrooms and Shower Room.

Outside: To the front is off road parking. To the rear of the property is a lawned garden with patio area, as well as substantial single Garage, offering further potential to be converted into Home Office/Gym (subject to Planning).

### LOCATION:

The property is located in the popular Claines area of Worcester, ideally placed for access back to Worcester City, as well as the close by countryside and motorway links. The area is particularly popular for the local schooling, which offers excellent Primary and Secondary options.







### Directions:

From Worcester City centre proceed out in a northerly direction on the Ombersley Road. Continue along for approximately one mile before turning right into Cornmeadow Lane, then take the 3rd right into St. Anne's Road. Take a further right into St. Michael's Road, then 1st left onto Gilmour Crescent, where number 8 can be found on the right hand side, as indicated by our For Sale board.

WAM 6932



### Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

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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## 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:

**SITTING ROOM:**  
14'4" x 11'5"

**KITCHEN / DINING AREA:**  
17'3" x 14'6"

**BEDROOM 1:**  
11'5" x 10'2"

**BEDROOM 2:**  
11'2" x 6'5"

**BEDROOM 3:**  
8'3" x 6'11"

**SHOWER ROOM:**  
6'6" x 5'8"

**GARAGE:**  
16'11" x 10'11"

## Contact us:

**Address:**  
32 Sidbury, Worcester, WR1 2HZ