



Allan Morris
estate agents

Church Road, Worcester.

4 Church Road, Worcester. WR3 8NX

Features

- Deceptively spacious
- Off-Road Parking
- Family Bathroom
- Refitted carpets
- Enclosed garden to rear
- NO ONWARD CHAIN

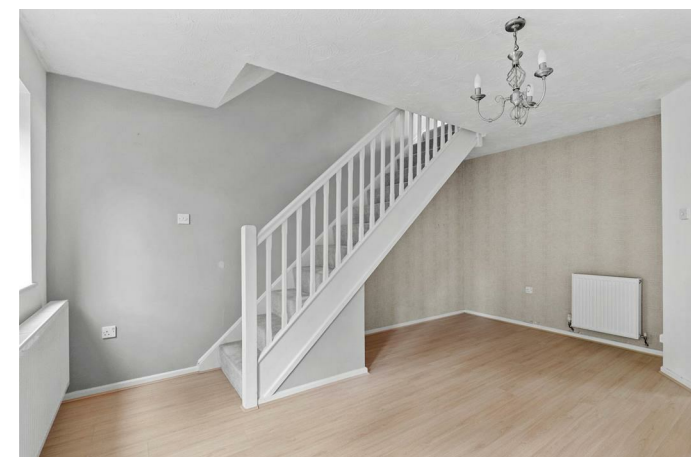
A deceptively spacious two bedroom end terrace house, situated in this convenient area and benefiting from off road parking.

Accommodation briefly comprises: Living/Dining Room and Kitchen. On the first floor: Landing, dual aspect double Bedroom, further Bedroom and Family Bathroom.

Outside: To the front is paved foregarden. To the rear is a fully enclosed garden with patio area, as well as access to allocated off road parking.

LOCATION:

The property is located in the heart of Worcester City, with easy access to local amenities, to include schools, shopping and back into Worcester City centre.





Directions:

From the City centre proceed into Lowesmoor and continue up Rainbow Hill for approximately 1.5 miles, where number 4 Church Road can be found on the left hand side, as indicated by our For Sale board. Please note that Church Road is a one way vehicles street, so parking for the property can be accessed off Green Lane, which is the following left hand turn.

WAM 7258



Useful Information:

Tenure: Freehold

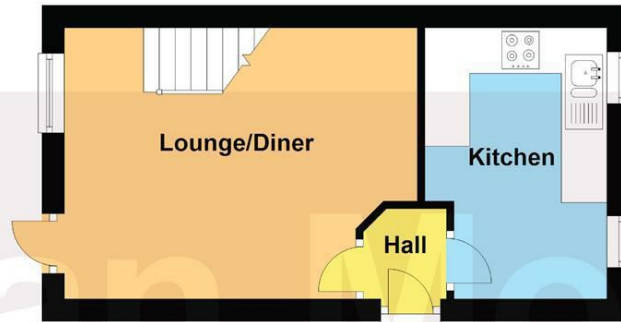
EPC Rating: C

Council Tax Band: B



Ground Floor

Approx. 26.4 sq. metres (283.9 sq. feet)



First Floor

Approx. 26.4 sq. metres (283.9 sq. feet)



Total area: approx. 52.7 sq. metres (567.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan Measurements:

LOUNGE/DINER:

15'6" x 11'11"

KITCHEN:

11'11" x 8'0"

BEDROOM 1:

12'4" x 11'11"

BEDROOM 2:

11'3" x 6'11"

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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