



Yale

43  
WINSMORE

**Allan Morris**  
estate agents

**Winsmore, Powick,  
Worcester.**



**43 Winsmore, Powick, Worcester.  
WR2 4QY**

**Features**

- Deceptively spacious 3 bedroom semi detached house
- Sought after village location
- Large Sitting Room with double opening doors to rear patio
- Utility and downstairs Office/Study
- Ample parking
- Large established gardens with views to the rear

**\* VIEWING REQUESTS SUSPENDED DUE TO POPULARITY \***

A well presented and deceptively spacious three bedroom semi detached house, with space to extend (if required) and situated in this sought after village location.

Accommodation briefly comprises: Approached via recently constructed oak Porch into Hallway, with tiled floor, Sitting Room with double opening doors to the rear patio, Kitchen to the rear, Utility and downstairs Cloakroom Area, Study/Office. On the first floor: Bedroom 1, which is a good size double, with views to the rear over farmland and the Malvern Hills in the distance, two further Bedrooms and Family Bathroom.

Outside: To the front of the property is ample parking via a gravelled driveway. The rear can be accessed via gated entrance and also from the Utility Area onto a further slabbed area, leading around to the rear patio, large established lawn with raised flower border to the far end and further entertaining area to the right, ideal for barbecues, firepits, etc. There is a large Garage/Workshop with power and lighting and additional garden shed.







### Directions:

From Worcester proceed out in the direction of Malvern. Upon reaching the Powick roundabout proceed into the village of Powick, before bearing left onto the B4224 Upton Road. After a short while turn right into Winsmore, where number 43 can be found on the left hand side.

WAM 7271



### Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: B



Total area: approx. 100.3 sq. metres (1079.2 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.

## 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:**  
18'4" x 12'1"

**KITCHEN:**  
12'9" x 12'1"

**STUDY:**  
6'2" x 5'5"

**UTILITY / W.C.:**  
8'6" x 6'2"

**BEDROOM 1:**  
14'9" x 9'2"

**BEDROOM 2:**  
9'2" x 8'10"

**BEDROOM 3:**  
11'1" x 5'10"

**FAMILY BATHROOM:**  
6'10" x 5'10"

**WORKSHOP / SHED:**  
14'1" x 9'2"

## Contact us:

Address:  
32 Sidbury, Worcester, WR1 2HZ