



**Allan Morris**  
estate agents

**Lundy Row, St. Peter's,  
Worcester.**

**14 Lundy Row, St. Peter's, Worcester.  
WR5 3UD**

Features

- FOUR BEDROOMS
- 2 BATHROOMS
- CONSERVATORY
- SINGLE GARAGE
- ST. PETERS LOCATION
- PARKING FOR 4 CARS

A well proportioned four bedroom detached family home, situated in this quiet cul-de-sac location.

Accommodation briefly comprising: Entrance Hall, downstairs Cloakroom, Sitting Room, Kitchen, Dining Room and Conservatory. To the first floor: Master Bedroom with En-Suite, three further Bedrooms and a Family Bathroom. All bedrooms benefit from fitted wardrobes.

Outside: To the front is parking for approximately four vehicles. To the rear is a pleasant landscaped garden with mature shrubs, large decking area, small patio, ornamental pond and shed.





### Directions:

From Worcester City centre proceed out along the A38 Bath Road, bearing left at the first island onto St. Peter's Drive. Continue along, turning left into Tiree Avenue and continue along, where you will come to Lundy Row on the right and side. Turn right into Lundy Row and follow the road around, where number 14 can be found on the right hand side.

WAM 6895



### Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: E

**Ground Floor**  
Approx. 75.4 sq. metres (811.2 sq. feet)



**First Floor**  
Approx. 52.4 sq. metres (563.7 sq. feet)



Total area: approx. 127.7 sq. metres (1374.9 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:

SITTING ROOM:  
14'6" x 11'6"

KITCHEN:  
11'0" x 9'3"

UTILITY ROOM:  
6'0" x 4'11"

DINING ROOM:  
12'6" x 7'8"

CONSERVATORY:  
13'2" x 13'0"

BEDROOM 1:  
10'8" to wardrobes x 9'6"

EN-SUITE:  
6'1" x 4'11"

BEDROOM 2:  
9'6" x 8'10" to wardrobes

BEDROOM 3:  
9'2" to wardrobes x 8'8"

BEDROOM 4:  
11'6" to wardrobes x 6'11"

BATHROOM:  
8'10" x 6'1"

### 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.

### Contact us:

Address:  
32 Sidbury, Worcester, WR1 2HZ