

Details Approved

Signed

Print

Date



Allan Morris

estate agents

**Columbia Drive, Lower Wick,
Worcester.**

**105 Columbia Drive, Lower Wick,
Worcester. WR2 4XX**

Features

- Spacious detached family home
- 2 Reception Rooms
- Private driveway and garage
- Glorious generous rear gardens
- Pleasant outlook
- NO ONWARD CHAIN

A most spacious three bedroom detached family home, situated in the popular Lower Wick area of Worcester and enjoying most generous gardens to the rear.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Kitchen, Dining Room and Living Room. On the first floor: Three large double Bedrooms (one with En-Suite Bathroom) and Family Bathroom.

Outside: To the front is lawned foregarden, driveway and Garage. To the rear are delightful gardens.

LOCATION:

The property is situated within the sought after area of Lower Wick, offering excellent local amenities, together with schooling and easy access into Worcester City and major transport links.





Directions:

From the centre of Worcester proceed over the New Road bridge and Cricket Club in the direction of St. Johns. At the roundabout fork left onto the Bromwich Road and at the next roundabout take the second exit into Canada Way. Continue on this road bearing to the left at the top into Columbia Drive, where number 105 can be found on the right hand side, as indicated by our For Sale board.

WAM 7251



Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: E



Ground Floor
Approx. 84.7 sq. metres (911.6 sq. feet)



First Floor
Approx. 79.9 sq. metres (860.5 sq. feet)



Total area: approx. 164.6 sq. metres (1772.2 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:

KITCHEN:
13'1" x 12'1"

DINING ROOM:
13'1" x 10'7"

LIVING ROOM:
21'5" x 11'9"

BEDROOM 1:
15'9" x 12'1"

BEDROOM 2:
18'8" x 11'9"

BEDROOM 3:
15'2" x 14'3" max (into bay) 11'6" min

EN-SUITE BATHROOM:
10'8" x 6'0"

BATHROOM:
10'8" x 6'7"

GARAGE:
16'0" x 10'0"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ