



Allan Morris
estate agents

**Elizabeth Avenue, Claines,
Worcester.**

**11 Elizabeth Avenue, Claines, Worcester.
WR3 7HQ**

Features

- Detached family home
- 4 Bedrooms
- Huge potential for modernisation
- Driveway and Garage
- Generous gardens to the rear
- Highly sought after location
- NO ONWARD CHAIN

A wonderful opportunity to acquire a four bedroom extended detached family home, situated in the highly sought after Claines area of Worcester and enjoying most generous gardens to the rear.

Accommodation briefly comprises: Entrance Hall, Dining Room, Living Room, Kitchen, Utility Room and downstairs Cloakroom. On the first floor: Four Bedrooms and Family Bathroom.

Outside: The property benefits from foregarden, driveway and single Garage. To the rear is most generous private well stocked gardens.

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 and benefits from a number of other local amenities.





Directions:

From Worcester City centre proceed in a northerly direction on the A449 Ombersley Road. On reaching The New Inn Public House, turn right into Whinfield Road, then right again into Elizabeth Avenue, where number 11 can be found on the left hand side, as indicated by our For sale board.

WAM 7281



Useful Information:

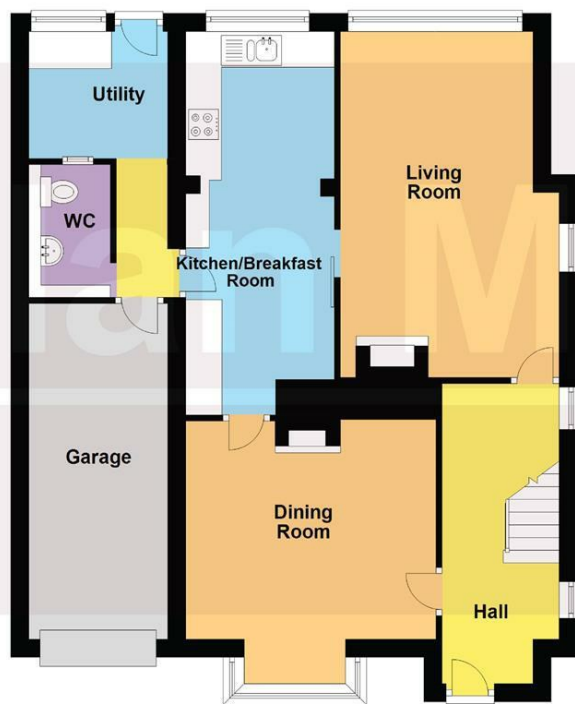
Tenure: Freehold

EPC Rating:

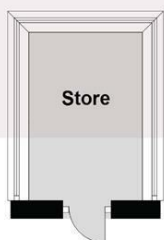
Council Tax Band: D



Ground Floor
Approx. 95.2 sq. metres (1025.1 sq. feet)



First Floor
Approx. 55.2 sq. metres (594.3 sq. feet)



Total area: approx. 150.4 sq. metres (1619.4 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:

DINING ROOM:
13'9" max (into bay) 11'9" min x 13'7"

LIVING ROOM:
18'8" x 11'9" maximum 10'7" minimum

KITCHEN:
20'7" maximum 18'9" minimum x 8'2"

UTILITY ROOM:
7'3" x 6'9"

GARAGE:
18'4" x 7'8"

BEDROOM 1:
13'6" max (rear of wardrobe) x 11'9" max 10'5" min

BEDROOM 2:
12'9" maximum (to rear of wardrobe) x 10'1"

BEDROOM 3:
11'4" x 8'4"

BEDROOM 4:
10'8" x 7'2"

BATHROOM:
6'4" x 5'8"

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:

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