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**Allan Morris**  
estate agents

**Yew Tree Close, Worcester.**

## 13 Yew Tree Close, Worcester. WR5 2LH

### Features

- 4 Bedroom terraced house
- Immaculately presented
- Parking and garden
- Walkable to City centre
- NO ONWARD CHAIN

'Yew Tree Close' is situated within easy reach of Worcester City centre, Waitrose, local schooling and major transport links, in this tucked away area. The property is immaculately presented and offers deceptively spacious and flexible accommodation, together with parking and garden to the rear.

Briefly comprising: Initial Covered Porch with door giving access into Hall, with Office/Further Reception and downstairs Shower Room, fitted in a modern and contemporary style. There is an open-plan Sitting Room/Dining Area, with double doors to the rear, Kitchen/Breakfast Room with fitted appliances and double doors to the rear and Utility. On the first floor: Four good size double Bedrooms (3 with built-in storage) and Family Bathroom with TV over the bath, fitted in a modern contemporary style with shower over.

Outside: The property benefits from parking and a very pleasant rear garden, with patio and storage.

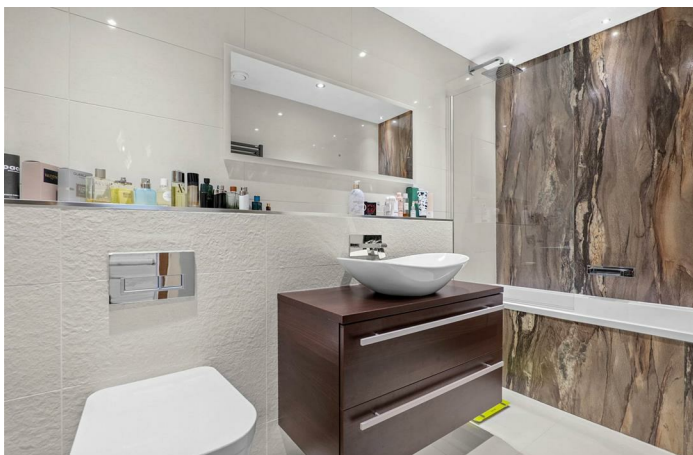




### Directions:

From Worcester City centre proceed up London Road and near the top of the hill turn left into Yew Tree Close, where number 13 can be found on the right hand side.

WAM 7284



### Useful Information:

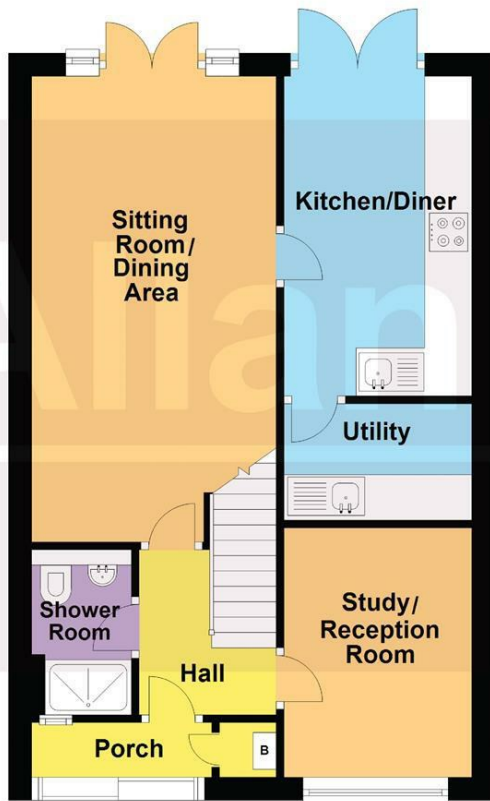
Tenure: Freehold

EPC Rating: C

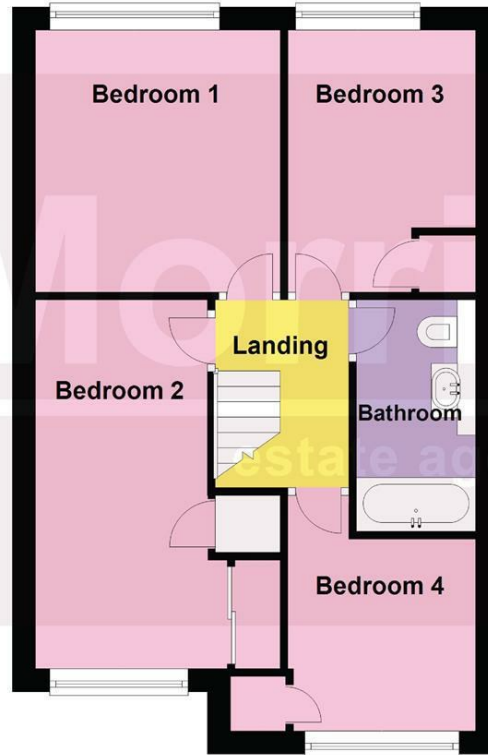
Council Tax Band: C



**Ground Floor**  
Approx. 52.2 sq. metres (562.1 sq. feet)



**First Floor**  
Approx. 50.2 sq. metres (539.9 sq. feet)



Total area: approx. 102.4 sq. metres (1102.0 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:

DOWNSTAIRS SHOWER ROOM:  
7'6" x 5'2"

SITTING ROOM / DINING AREA:  
14'1" x 8'2"

KITCHEN / BREAKFAST ROOM:  
10'5" x 8'2"

UTILITY:  
6'10" x 4'3"

STUDY / SNUG:  
10'5" x 7'10"

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

BEDROOM 2:  
11'1" x 8'2"

BEDROOM 3:  
16'4" x 8'6"

BEDROOM 4:  
9'10" x 5'2"

### 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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