



**Allan Morris**  
estate agents

**Banks Close, Hallow,  
Worcester.**

## 20 Banks Close, Hallow, Worcester. WR2 6NE

### Features

- Spacious 2 bedroom semi detached house
- Approximately 2 years old
- Larger than average garden
- Master with En-Suite
- Parking, Garaging and views to the rear
- Sought after village
- Easy access back into Worcester

A beautifully presented and deceptively spacious two bedroom semi detached house, benefiting from solar panels and car charging point in garage, situated within this sought after village, offering excellent local amenities, to include village shop and cafe, Public House, excellent local Primary School and within the catchment of the Chantry, easy access to Worcester City and major transport links.

Accommodation briefly comprises: Entrance into open-plan Kitchen/Dining Area fitted with integral appliances to include fridge/freezer, double oven, dishwasher and washing machine, with Cloakroom off leading into good size Sitting Room with double opening doors to the rear onto patio and garden and with deep under stairs storage. On the first floor: Landing with storage cupboard, Master Bedroom to front elevation with En-Suite double shower, Bedroom 2 to the rear overlooking garden and field beyond, Family Bathroom with shower over.

Outside: To the front is a well maintained small lawned area, with pathway to the front and off road parking via a block paved driveway, leading to a single Garage with car charging point and gated side access to the rear. The rear of the property is of particular note and is laid to lawn, larger than average and with views over the field behind.





### Directions:

From Worcester City centre, proceed over the bridge past the Cricket Ground, taking the far right lane. At the next set of traffic lights take the left hand lane, following it around onto the Hylton Road. Continue along onto the Hallow Road and as you enter the village of Hallow continue for a few hundred yards, passing by the School on your left before taking a right hand turn into Banks Close. Follow the road around, where number 20 will be found on the right hand side, as indicated by our For Sale board.

WAM 7317

### Useful Information:

Tenure: Freehold

EPC Rating: B

Council Tax Band: C





### Ground Floor

Approx. 54.6 sq. metres (587.3 sq. feet)

### First Floor

Approx. 35.8 sq. metres (385.0 sq. feet)



Total area: approx. 90.3 sq. metres (972.3 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:

KITCHEN / BREAKFAST ROOM:  
13'9" x 12'5"

SITTING ROOM:  
15'8" x 10'9"

BEDROOM 1:  
13'1" x 10'9"

EN-SUITE:  
7'2" x 4'11"

BEDROOM 2:  
11'5" x 9'2"

BATHROOM:  
7'10" x 6'6"

### 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