



Allan Morris

estate agents

**Walkers Lane, Whittington,
Worcester.**

**27 Walkers Lane, Whittington, Worcester.
WR5 2NN**

Features

- 3 bedroom detached house
- Sought after location
- Excellent local schooling
- Large Sitting Room/Dining Area
- Kitchen with Conservatory off
- Parking, garaging and mature good size garden

'27 Walkers Lane' is situated within the sought after area of Whittington offering excellent local schooling, easy access to Worcester City and major transport links with amenities close by and the Swan at Whittington Pub.

Accommodation briefly comprising: Entrance Hall, good size Sitting Room/Dining Area with door to Conservatory/Playroom, which can also be accessed via the Kitchen. To the first floor: Three double Bedrooms (1 with built-in wardrobes and 1 with views towards the Malvern Hills) and Family Bathroom with shower over.

Outside: The property has ample off road parking via a driveway leading to single Garaging. The gardens are of particular note and are a good size, mainly to the front elevation but with further outside space to the rear, together with hard standing for a shed.





Directions:

From Worcester City centre proceed out along the London Road, in the direction of the M5 motorway, bearing right at the first island at Spetchley, again towards the M5 motorway. After a short distance bear left into Walkers Lane, where number 27 can be located after a short distance on the left hand side, as identified by our For Sale board.

WAM 7324

Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: D





Total area: approx. 109.9 sq. metres (1183.4 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.

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:

SITTING ROOM / DINING AREA:
24'7" x 9'2"

CONSERVATORY / PLAYROOM:
12'10" x 8'2"

KITCHEN:
11'1" x 8'10"

BEDROOM 1:
12'9" x 10'5"

BEDROOM 2:
11'5" x 10'5"

BEDROOM 3:
9'10" x 7'6"

BATHROOM:
8'2" x 7'2"

LEAN-TO:
16'0" x 3'3"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ