



Allan Morris

estate agents

**Hartpury Close, Broomhall,
Worcester.**

2 Hartpury Close, Broomhall, Worcester. WR5 2SU

Features

- 1 Bathroom + 1 Shower Room
- 3 Bedrooms
- Detached
- Beautifully presented
- Convenient location
- EPC Rating A

A beautifully presented and energy efficient three bedroom detached family home, situated on this corner plot, with easy access to the M5 motorway, Worcestershire Parkway Railway Station and Worcester City.

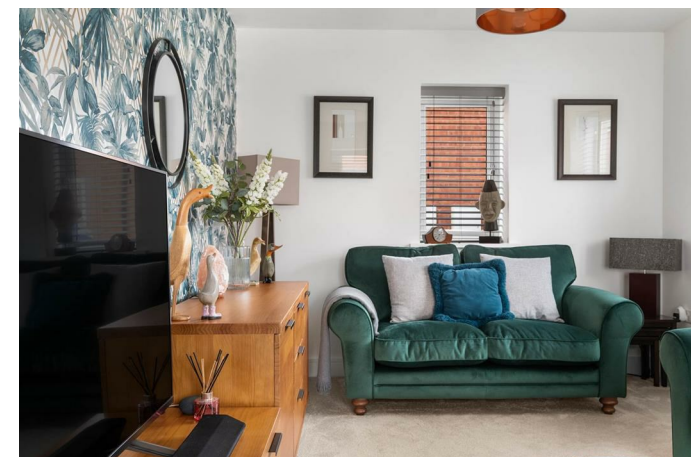
Accommodation briefly comprises: Entrance Hall with W.C., large Sitting Room and Kitchen/Diner with useful utility cupboard. On the first floor: Landing with airing cupboard, Master Bedroom with En-Suite Shower Room, two further Bedrooms and Family Bathroom.

Outside: To the front is pedestrian access with lawn and shrub borders. The rear garden is of particular note, having been landscaped with several patio areas, as well as access to tandem driveway and electric point.

LOCATION:

The property is situated in Broomhall, offering excellent access to major transport links, to include the M5 motorway, Worcestershire Parkway Railway Station, local schooling (both Primary and Secondary), amenities and easy access back into Worcester City centre and beyond.

AGENT'S NOTE: PV Solar Panels to roof.

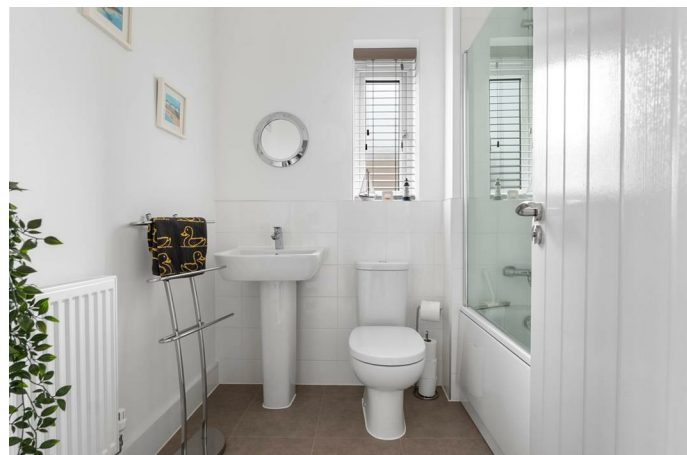




Directions:

From Worcester City centre proceed out along the A38 Bath Road and proceed straight on over two traffic islands towards the village of Kempsey. Take a left turn opposite the Garage into Taylors Lane and left again into Pear Tree Drive. Continue along and turn left into Hartpury Close, where number 2 can be found immediately on the right hand side.

WAM 7270



Useful Information:

Tenure: Freehold

EPC Rating: A

Council Tax Band: D



Total area: approx. 85.1 sq. metres (915.7 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:
17'1" x 9'11"

KITCHEN / DINER:
17'1" x 8'11"

CLOAKROOM:
5'8" x 3'4"

BEDROOM 1:
12'2" maximum 9'11" minimum x 9'3"

BEDROOM 2:
10'2" x 10'0"

BEDROOM 3:
10'0" x 7'2" maximum 6'10" minimum

BATHROOM:
7'1" x 6'2"

EN-SUITE:
9'2" x 4'7"

Contact us:

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