



Allan Morris
estate agents

**Partletts Way, Powick,
Worcester.**

**5 Partletts Way, Powick, Worcester.
WR2 4SJ**

Features

- 4 Bedrooms
- 2 Bathrooms
- Views of the Malvern Hills
- Village location
- Modern build
- Garaging

A four bedroom modern style detached family home, situated in the popular village of Powick, offering easy access to local schooling, transport and amenities.

Accommodation briefly comprises: Entrance Hall, downstairs W.C., Kitchen/Diner and Sitting Room. On the first floor: Four Bedrooms (one with En-Suite) and Family Bathroom.

Outside: The rear garden is of particular note and benefits from several mature trees, shrubs and grass borders, as well as a single Garage.





Directions:

From Worcester City centre proceed across the River Severn into St. John's. At the roundabout take the first exit onto the A449 Bromwich Road. Continue straight over the following two roundabouts and onto the continuation of the A449 Malvern Road. Proceed on this road until reaching a crossroads and a set of traffic signals. Turn left into Hospital Lane and then right into King Charles Avenue. Turn left onto Partletts Way, where number 5 can be found on the left hand side.

WAM 7259

Useful Information:

Tenure: Freehold

EPC Rating: B

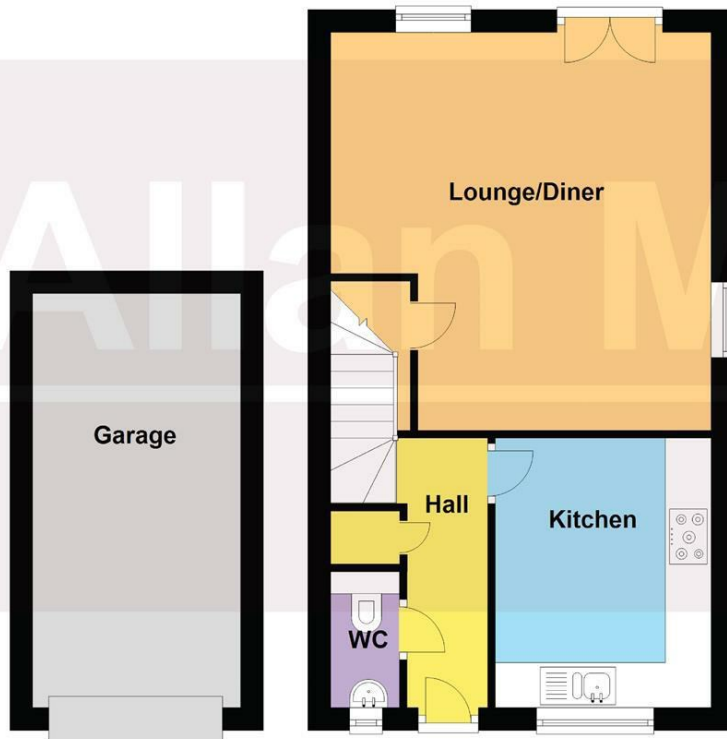
Council Tax Band: E





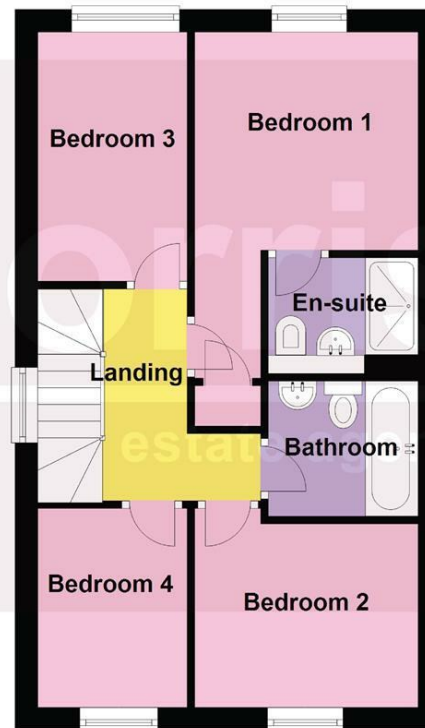
Ground Floor

Approx. 60.3 sq. metres (648.9 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.9 sq. feet)



Total area: approx. 105.4 sq. metres (1134.7 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.

Floorplan Measurements:

LIVING ROOM:
17'1" x 16'8"

KITCHEN:
11'5" x 9'4"

BEDROOM 1:
9'9" x 9'6"

BEDROOM 2:
9'9" x 8'2"

BEDROOM 3:
10'8" x 6'6"

BEDROOM 4:
8'8" x 6'5"

GARAGE:
18'0" x 8'8"

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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