



Allan Morris
estate agents

**Walkers Lane, Whittington,
Worcester.**

**Alnoor, Walkers Lane, Whittington,
Worcester. WR5 2RE**

Features

- Detached family home
- 4 Double Bedrooms
- Flexible accommodation
- Generous plot totalling approx. 0.45 acre
- Quiet yet convenient location
- Popular school catchment

A most spacious four bedroom detached family home, offering flexible accommodation and benefiting from a generous plot totalling approximately 0.45 acre, situated in a quiet location in the popular village of Whittington, providing easy access back to Worcester City, motorway links and the Worcestershire Parkway Railway Station.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, open-plan Living Room/Dining Room, Kitchen, Conservatory, two Bedrooms and Family Bathroom. On the first floor: Spacious Landing, two further Bedrooms and Shower Room.

Outside: The property benefits from driveway and single Garage, along with generous gardens to front and rear. There is also the benefit of balcony accessed from Bedroom 1 and the Landing, enjoying views over the adjacent countryside.

LOCATION:

The property is located in the small village of Whittington, benefiting from a popular primary School and Public House. Whittington is ideal for those looking for a mix of village and city life, with access back to Worcester City centre within easy reach as well as being easily placed for access onto the M5 motorway and to the Worcestershire Parkway Railway Station, offering direct rail links to London and Birmingham.





Directions:

From Worcester City centre proceed out along the London Road, in the direction of the M5 motorway, bearing right at the island at Spetchley and continuing straight on over the next island. Bear left at the next island towards the village of Whittington and turn left at the T junction. Continue along Church Road for some distance and turn left into Walkers Lane. Continue along before taking a right into an unmarked lane, where Alnoor can be located on the right hand side, as indicated by our For Sale board.

WAM 7229

Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: E



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:

LIVING ROOM / DINING ROOM:
25'5" x 13'0" maximum 9'11" minimum

KITCHEN:
11'1" x 9'10"

SPACIOUS CONSERVATORY:
16'2" x 16'0"

BEDROOM 1:
14'2" x 12'11"

BEDROOM 2:
13'6" x 10'6" maximum 9'11" minimum

BEDROOM 3:
13'0" x 11'3"

BEDROOM 4:
13'0" x 10'6"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ