



**Allan Morris**  
estate agents

**Raven Drive, St Peters,  
Worcester.**



## 22 Raven Drive, St Peters, Worcester. WR5 3LR

### Features

- Spacious 4 bedroom detached bungalow
- Sought after location of St. Peter's
- Air Conditioning
- 'L' Shaped Sitting Room/Dining Area
- Master Bedroom with En-Suite
- Easily maintained south facing garden
- Large block paved driveway + double Garaging

'22 Raven Drive' is situated within this sought after area of St. Peter's, offering excellent local amenities, easy access into Worcester City and major transport links. The property sits in a comfortable slightly elevated position, offering a quiet vantage point with deceptively spacious and flexible accommodation.

Briefly comprising: Entrance Hall with storage and further airing cupboard, good size 'L' shaped Sitting Room/Dining Area with doors opening to the garden and electrically operated remote blind, as this part of the property is south facing, Kitchen/Breakfast Room with fitted unit, serving hatch to Dining Area and door giving access to the garden. From the Hall, good size Master Bedroom with built-in wardrobe and En-Suite Shower Room, Bedroom 2 which is a further good size double, with built-in wardrobes to front elevation, Bedroom 3 and 4 both with storage, Bathroom with hand shower over.

Outside: The front of the property offers ample off road parking via a block paved driveway, leading to double Garaging, with electrically operated door. The rear of the property is of particular note, having been landscaped for ease of maintenance and provides a good size patio area with 2 awnings, as the garden is south facing and is a sun trap, offering a high degree of privacy, which then continues to the side of the property, where there is an outside water tap and hard standing for a shed.

AGENT'S NOTE: The Vendor has installed airing conditioning, as the property enjoys a high degree of sun, with the garden being south facing.







### Directions:

From Worcester City centre proceed out along the A38 Bath Road, bearing left at the first island onto St. Peter's Drive. Take the 2nd left turn into Raven Drive, follow the road around and to the top of the cul-de-sac, where number 22 will be in front of you.

WAM 7298



### Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: E



**Ground Floor**  
Approx. 144.6 sq. metres (1556.5 sq. feet)



Total area: approx. 144.6 sq. metres (1556.5 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:

SITTING ROOM / DINING AREA:  
'I' shaped: 24'3" x 18'0" max 10'9" min

KITCHEN / BREAKFAST ROOM:  
12'5" x 10'9"

BEDROOM 4 / OFFICE:  
9'10" x 9'2"

MASTER BEDROOM:  
14'1" maximum x 11'5"

BEDROOM 2:  
14'5" maximum x 12'9"

BEDROOM 3:  
9'10" x 8'2"

EN-SUITE:  
8'6" x 5'6"

BATHROOM:  
8'6" x 5'6"

### 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:

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