



**Allan Morris**  
estate agents

**Walmer Crescent, Worcester.**



## 11 Walmer Crescent, Worcester. WR4 0ES

### Features

- Detached
- 4 Bedrooms + 2 Bathrooms
- Cul-de-sac location
- Beautifully presented
- Refitted Kitchen
- Landscaped garden

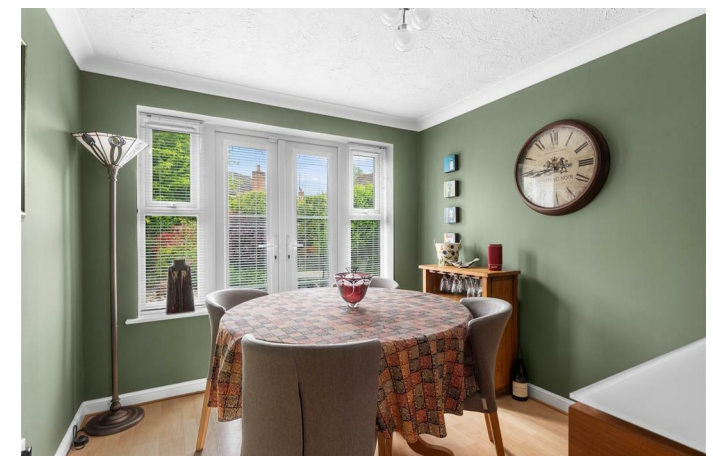
A much improved and beautifully presented four bedroom detached family home, situated in this quiet cul-de-sac location in the popular Warndon Villages area of Worcester.

Accommodation briefly comprises: Entrance Hall, downstairs W.C., dual aspect Living Room, refitted Kitchen, Utility Room, Dining Room and integral Garage. On the first floor: Master Bedroom with En-Suite, three further Bedrooms, Family Bathroom and useful eaves storage.

Outside: To the front is resin driveway providing off road parking for at least 2 vehicles. The rear garden is of particular note and has been landscaped to provide multiple seating areas, with the remainder having established shrub and trees borders.

### LOCATION:

The property is situated in the popular Warndon Villages area of Worcester, offering easy access to local schooling, amenities, transport links and to Worcestershire Royal Hospital.







### Directions:

From Worcester City centre proceed out along City Walls Road, before taking the 2nd exit onto the B4205 St. Martins Gate and at the roundabout take the 1st exit, then proceed over the next roundabout onto Pheasant Street. At the traffic lights turn right onto Lowesmoor, before taking the 2nd exit onto Lowesmoor Place. Continue along Tolladine Road for approximately 2 miles, then take the 3rd exit onto Hastings Drive. Take the 1st left onto Corfe Avenue and at the end of Corfe Avenue, the property will be found immediately in front of you.

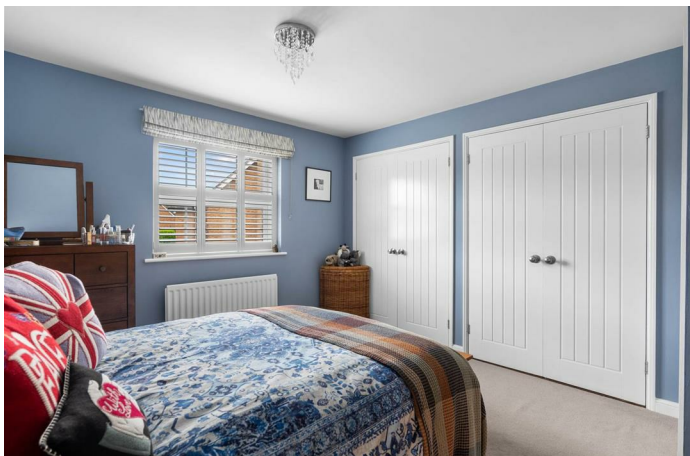
WAM 7315

### Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: E





**Ground Floor**  
Approx. 62.7 sq. metres (674.4 sq. feet)



**First Floor**  
Approx. 53.3 sq. metres (573.5 sq. feet)



Total area: approx. 115.9 sq. metres (1247.9 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:

KITCHEN:  
11'9" x 9'6"

DINING ROOM:  
9'6" x 9'2"

UTILITY ROOM:  
6'11" x 5'1"

LIVING ROOM:  
13'10" x 13'4"

BEDROOM 1:  
13'10" x 11'6"

BEDROOM 2:  
10'10" x 10'6"

BEDROOM 3:  
11'1" x 9'0"

BEDROOM 4:  
10'9" x 6'9"

EAVES STORAGE:  
16'1" x 5'1"

GARAGE:  
16'1" x 8'4"

### 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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