



Allan Morris
estate agents

Truro Gardens, Worcester.

14 Truro Gardens, Worcester. WR5 1RY

Features

- Semi detached family home
- 3/4 Bedrooms
- Living Room, Kitchen/Diner and Conservatory
- Private driveway and garden
- Popular school catchment
- NO ONWARD CHAIN

A modern 3/4 bedroom semi detached family home, situated in a quiet cul-de-sac within a popular and convenient location.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Living Room, Kitchen/Diner, Conservatory and downstairs Bedroom. On the first floor: Three Bedrooms and Shower Room.

Outside: To the front is a low maintenance foregarden and private driveway. To the rear is enclosed private garden.

LOCATION:

The property is located in the Nunnery Wood area of Worcester and falls within the popular Nunnery Wood High School catchment and within easy reach of glorious woodland walks at Worcester Woods and Countryside Park. Access is gained easily to both Worcester City centre and also motorway links via Junction 7 of the M5.

Agents Note: The current owners are in the process of purchasing the freehold





Directions:

From Worcester City centre proceed out along the London Road, in the direction of the M5 motorway. Bearing left at Spetchley island onto Spetchley Road. After a short distance turn left onto Nunnery Lane, turn left onto Hillery Road and then right onto Mortlake Avenue after a short distance. Continue along Mortlake Avenue and turn right onto Prestwich Avenue, continuing straight on over the mini roundabout. At the end of the road turn right onto Liverpool Road, right again onto Chelmsford Drive, then left into Truro Gardens, where number 14 can be located on the right hand side, as indicated by our For Sale board.

WAM 7236

Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

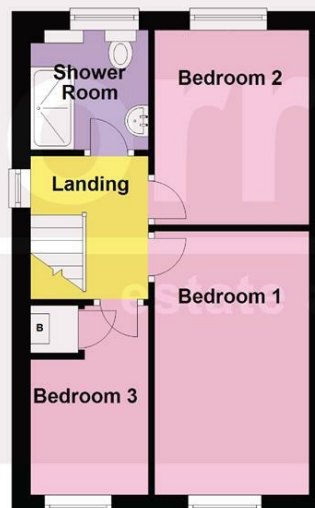




Ground Floor
Approx. 59.1 sq. metres (636.5 sq. feet)



First Floor
Approx. 33.1 sq. metres (356.4 sq. feet)



Total area: approx. 92.2 sq. metres (992.9 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:

LIVING ROOM:
15'9" x 14'7"

KITCHEN / DINER:
14'7" x 8'3"

CONSERVATORY:
9'10" x 9'3"

BEDROOM 4:
16'7" x 8'1"

BEDROOM 1:
13'10" x 8'1"

BEDROOM 2:
10'3" x 8'1"

BEDROOM 3:
9'11" maximum x 6'2"

SHOWER ROOM:
6'3" x 6'2"

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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