



**Allan Morris**  
estate agents

**Jacobs Ladder Lane, Claines,  
Worcester.**



**Windward, Jacobs Ladder Lane, Claines,  
Worcester. WR3 7RT**

**Features**

Extended detached family home

4 Bedrooms

Extensive Garaging/Workshop space

Summer House/Home Office

Full Fibre Broadband

**NO ONWARD CHAIN**

A much improved and extended four bedroom detached family home, finished to an excellent standard and situated in a highly sought after location, enjoying far reaching views over countryside to the rear, offering easy access back to Worcester and motorway links.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Utility, Sitting Room, Living Room and open-plan Kitchen/Dining Room/Family Room, fitted with Howden Kitchen with quartz worktops, a range of fitted appliances and induction hob. On the first floor: Master Bedroom with En-Suite Shower Room and balcony off, Bedroom 2 with En-Suite Shower Room, two further Bedrooms and Shower Room.

Outside: To the front is generous driveway and access into Tandem Garage and further Garage/Workshop. To the rear is enclosed garden and also further useful storage spaces, to include 2 outside Stores and Summer House (ideal for Home Office, if required), equipped with power and log burner.

**LOCATION:**

The property is located in the sought after Claines area close to the village of Fernhill Heath. The location offers a wonderful mix of City and rural living with beautiful countryside walks on your doorstep, but equally well placed for quick access into Worcester City and motorway links. The area further benefits from being in a popular school catchment and a range of amenities and Public Houses within easy reach.





## Directions

From Worcester City centre proceed out along the A38 The Tything in a northerly direction, forking right at the Gatehouse onto the A38 Droitwich Road. Continue straight on over the first mini island and carry on into the village of Fernhill Heath. After a short distance bear left into Dilmore Lane, continue along for approximately half a mile and turn left into Danes Green. Continue along for approximately  $\frac{1}{4}$  of a mile before turning right into Jacob Ladder Lane, where 'Windward' can be located on the left hand side, as indicated by our For Sale board.

WAM 7436

## Useful Information

Tenure: Freehold

EPC Rating: D

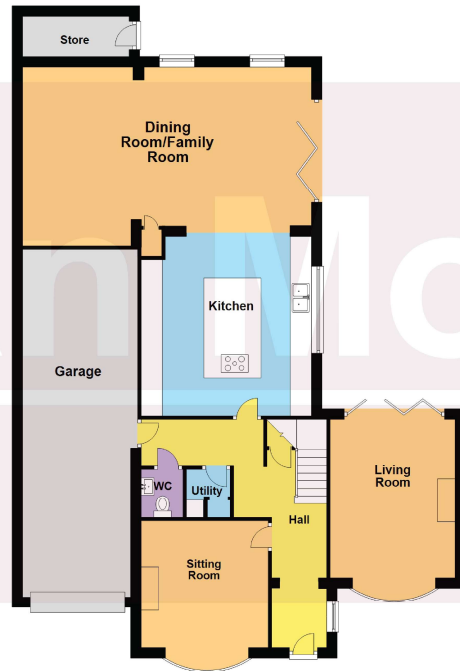
Council Tax Band: F



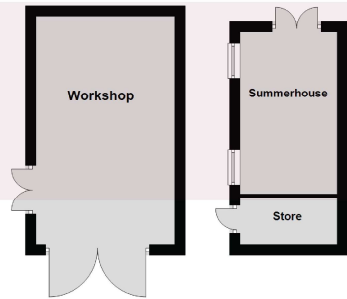




**Ground Floor**  
Approx. 157.4 sq. metres (1694.7 sq. feet)



**First Floor**  
Approx. 82.3 sq. metres (886.2 sq. feet)



Total area: approx. 239.8 sq. metres (2580.9 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:** 16'9" x 15'9"

**Dining Room:** 27'1" x 15'0"

**Living Room:** 17'2" max (into bay) 15'0" min  
X 11'7"

**Sitting Room:** 14'6" max (into bay) 11'9" min  
X 12'0"

**Bedroom 1:** 22'3" max 15'0" min x 15'9"  
max 9'1" min

**En-Suite Shower Room:** 8'4" x 5'8"

**Bedroom 2:** 15'0" x 11'9" maximum

**En-Suite Shower Room:** 7'3" x 3'6"

**Bedroom 3:** 12'0" x 11'5" max (into bay)  
8'9" min

**Bedroom 4:** 8'5" x 5'8"

**Tandem Garage:** 32'7" x 9'5"

**Outside Store:** 9'6" x 4'0"

**Further Store:** 9'3" x 4'8"

**2<sup>nd</sup> Garage/Workshop:** 21'1" x 13'0"

**Home Office:** 15'3" x 9'1"

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 our 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 advised to verify all the dimensions carefully. Fixtures & 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.

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