



Allan Morris
estate agents

**Westonbirt Close, St. Peter's,
Worcester.**

11 Westonbirt Close, St. Peter's, Worcester. WR5 3RX

Features

- Well presented semi detached family home
- 3 Bedrooms
- Modernised Kitchen & Bathroom
- Driveway & Garage
- Private rear garden
- Popular convenient location
- **NO ONWARD CHAIN**

A modern three bedroom semi detached family home, situated in a quiet cul-de-sac in the popular St. Peter's area of Worcester.

Accommodation briefly comprising: Entrance Hall, Living Room and open-plan Kitchen/Diner. On the first floor: Three Bedrooms and recently re-fitted Shower Room.

Outside: To the front is a private driveway and single Garage. To the rear is an enclosed private garden.

LOCATION:

The property can be found in the popular St. Peter's area, ideally placed for access to the M5 motorway via Junction 7 and also conveniently placed for the Worcestershire Parkway Railway Station. St. Peter's benefits from a range of local amenities, popular school catchments and is within easy reach of Worcester City centre.





Directions:

From Worcester City centre proceed out along the A38 Bath Road, bearing left at the first island onto St. Peter's Drive. Continue over the next three roundabouts before taking a right turn into Alton Road and follow the road all the way around, then turn left into Westonbirt Close, where number 11 can be found on the left hand side, as indicated by our For Sale board.

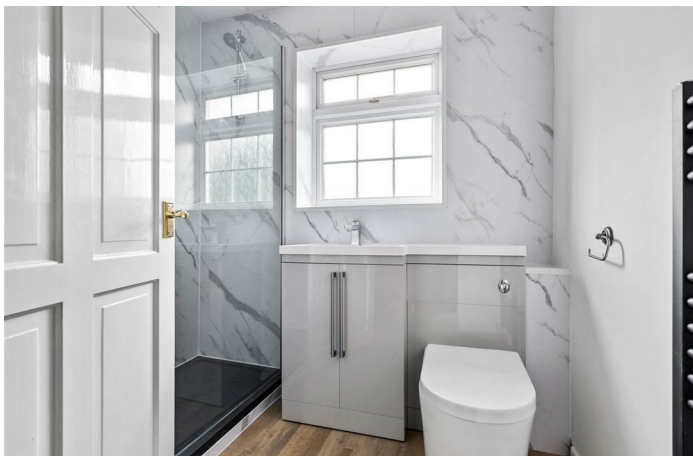
WAM 7201

Useful Information:

Tenure: Freehold

EPC Rating: C

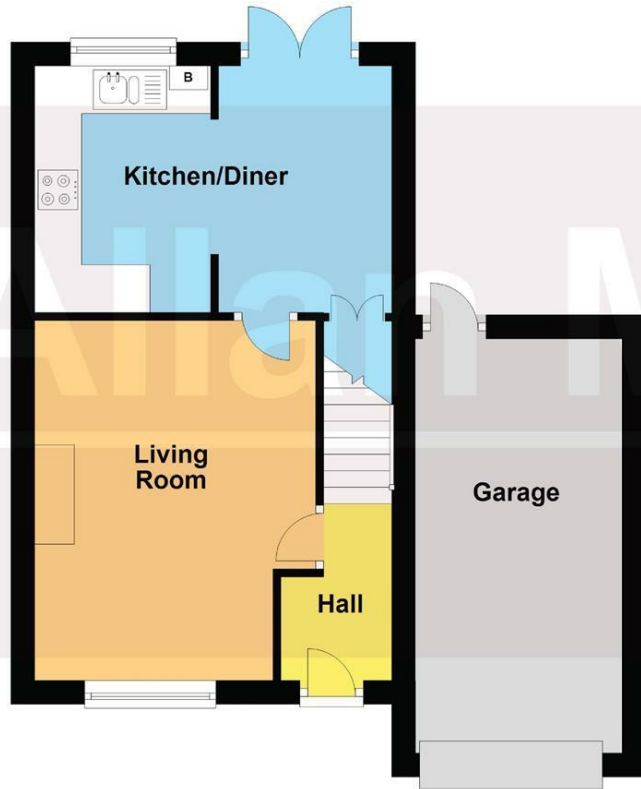
Council Tax Band: C





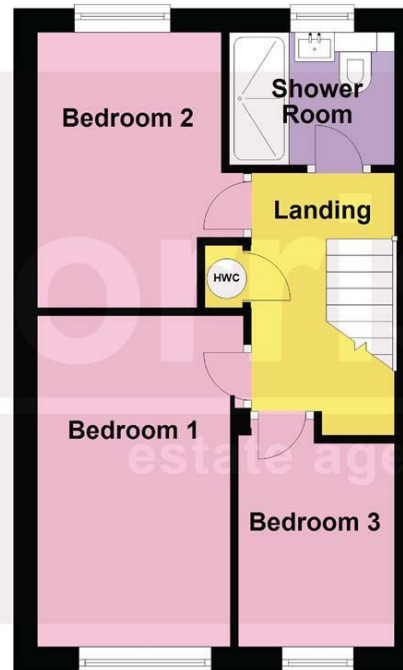
Ground Floor

Approx. 49.7 sq. metres (534.6 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



Total area: approx. 84.5 sq. metres (909.3 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 / DINER:

14'9" x 10'1"

LIVING ROOM:

14'11" x 11'6" maximum

BEDROOM 1:

13'11" x 8'9" maximum 8'2" minimum

BEDROOM 2:

11'5" x 8'10" maximum 6'7" minimum

BEDROOM 3:

8'5" x 6'6"

SHOWER ROOM:

6'10" 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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