



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



33 Whinfield Road, Claines, Worcester. WR3 7HF

Guide Price £385,000

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A traditional extended semi detached family home, offering immaculately presented spacious and well proportioned accommodation, situated within this popular and sought after residential area of Worcester. The location provides easy access to the city centre and national road and rail networks.

Accommodation briefly comprises: Entrance Porch, Reception Hall, Lounge, Kitchen, Family/Dining Room, Utility Room, Cloak/Shower Room, three Bedrooms and Family Bathroom.

Outside: To the front of the property is a mono block driveway with shrub border, providing off road parking, in turn accessing the front door and a gated side/rear pedestrian access. To the rear of the property is a large landscaped predominantly lawned garden, with mono blocked patio area, raised wooden decked seating area and timber framed Summer House. Private westerly rear aspect.

**Lounge:** - 4.6m x 3.71m (15'1" x 12'2")

**Kitchen:** - 3.76m x 3.12m (12'4" x 10'3")

**Family / Dining Room:** - 4.22m x 3.53m (13'10" x 11'7")

**Utility Room:** - 2.24m x 1.7m (7'4" x 5'7")

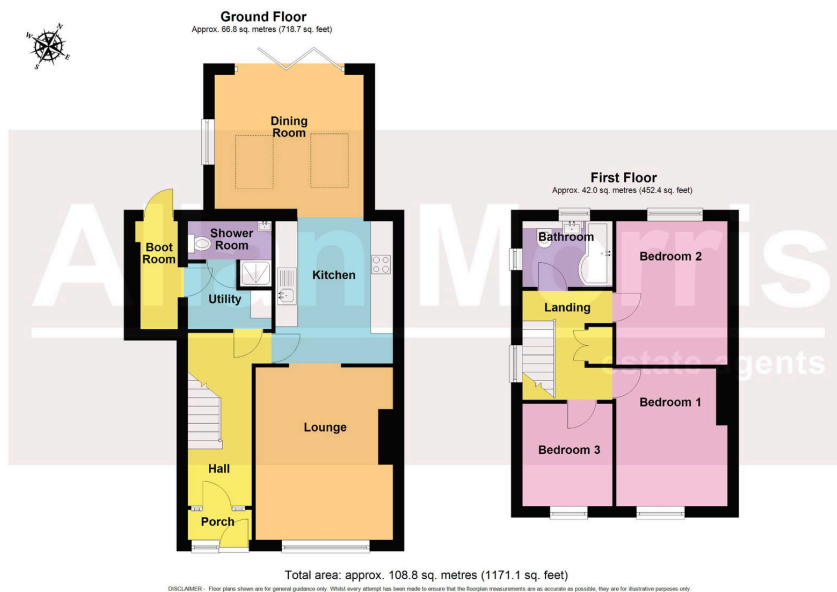
**Bedroom 1:** - 3.78m x 2.9m (12'5" x 9'6")

**Bedroom 2:** - 3.76m x 2.9m (12'4" x 9'6")

**Bedroom 3:** - 2.79m x 2.49m (9'2" x 8'2")

**Bathroom:** - 2.54m x 1.68m (8'4" x 5'6")





- Extended traditional semi detached family home
- Good local Primary & Secondary Schooling
- Large private landscaped garden enjoying a westerly aspect
- Spacious and immaculately presented accommodation
- Easy access to city centre, national road & rail networks
- Viewing highly recommended

