



**Allan Morris**  
estate agents

Geneva Crescent, Crowle,  
Worcestershire.

18 Geneva Crescent, Crowle, Worcestershire.  
WR7 4AW

- \* Extended detached 4 bedroom family home
- \* Open-plan living space
- \* 2 Single Garages & off road parking for up to 6 cars
- \* Oil fired central heating & UPVC double glazing
- \* Private corner plot
- \* Viewing highly recommended

A modern four bedroom extended detached family home, offering spacious, well proportioned and immaculately presented accommodation, standing on a corner plot and enjoying a high degree of privacy, within this highly regarded and sought after village.

Accommodation briefly comprises: Entrance Porch, Reception Hall, Lounge, open-plan Kitchen (refitted) Dining Family Room, Utility Room, Cloakroom, four Bedrooms (one having an En-Suite Shower Room + underfloor heating) and a refitted Family Bathroom (with underfloor heating).

Outside: To the front of the property is a driveway, providing off road parking for up to 6 cars, in turn accessing the front door and 2 single Garages (both having up and over door, power and light) and pedestrian access to the rear of the property.

To the rear of the property is an enclosed private garden, predominantly laid to lawn with mature shrub beds/borders, a paved patio area with pergola over, additional gravelled seating area, a wooden garden shed, wooden garden store, outside courtesy light, outside cold water tap and gated side pedestrian access.





### Directions:

What3words://asked.coder.probing

WAM 7859



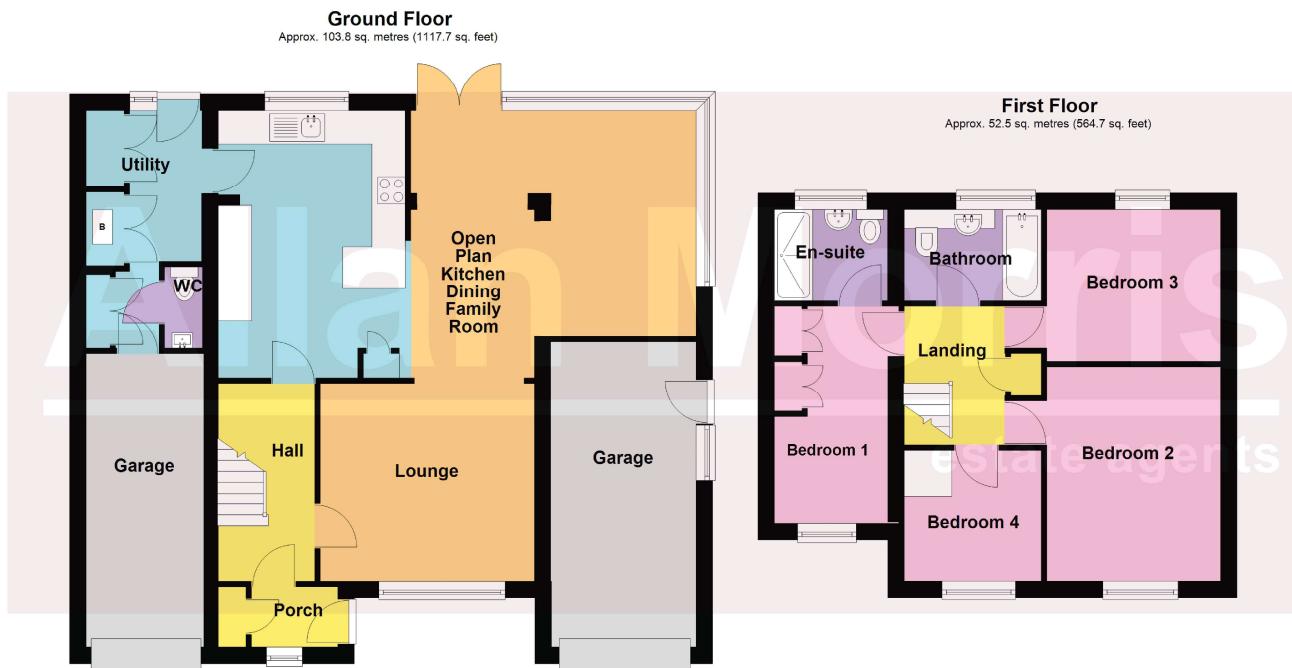
### Useful Information:

**Tenure:** Freehold

**EPC Rating:** D

**Council Tax Band:** D

**PRICE:** £ 500,000



Total area: approx. 156.3 sq. metres (1682.4 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.

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.

## Floorplan & Measurements

**Lounge:** - 3.91m x 3.61m (12'10" x 11'10")

**Sitting Room:** - 5.21m x 4.11m (17'1" x 13'6")

**Dining Room:** - 3.05m x 2.26m (10'0" x 7'5")

**Kitchen:** - 4.85m x 3.4m (15'11" x 11'2")

**Utility Room:** - 4.32m x 2.31m (14'2" max x 7'7")

**Bedroom 1:** - 3.96m x 2.26m (13'0" x 7'5")

**En-Suite Shower Room:** - 2.26m x 1.65m (7'5" x 5'5")

**Bedroom 2:** - 3.91m x 3.84m (12'10" x 12'7")

**Bedroom 3:** - 3.84m x 2.77m (12'7" x 9'1")

**Bedroom 4:** - 2.49m x 2.39m (8'2" x 7'10")

**Bathroom:** - 2.49m x 1.65m (8'2" x 5'5")

**Garage 1:** - 5.56m x 2.64m (18'3" x 8'8" max)

**Garage 2:** - 5.36m x 2.16m (17'7" x 7'1")

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**Address:**  
32 Sidbury, Worcester, WR1 2HZ