



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

14 Leopard Rise, Worcester. WR5 1JW

£550,000

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A truly stunning and much improved, extended four bedroom detached family home, enjoying a generous plot and situated within a popular location ideally, placed for easy access to Worcestershire Royal Hospital and motorway links. Benefiting from a popular school catchment.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Study, open-plan Kitchen/Dining Room, extended Living Room with log burner and bi-fold doors out to rear. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and Family Bathroom.

Outside: To the front is a generous lawned garden, private driveway providing parking for several vehicles and detached double Garage. To the rear is a fully enclosed garden, with spacious porcelain patio seating area and lawned garden with shrub border. To the side is a further useful storage area.

LOCATION: The property is located to the east of Worcester City, ideally placed for easy access to Worcestershire Royal Hospital and motorway links via junction 6 of the M5. Within a couple of miles is Worcester city centre itself, with a range of amenities.

Kitchen/Diner - 8.57m x 2.79m (28'1" x 9'1")

Living Room - 7.8m x 4.86m (25'7" x 15'11")

Study - 3.47m x 2.7m (11'4" x 8'10")

Bedroom 1 - 2.99m x 4.55m (9'9" x 14'11")

Bedroom 2 - 3.53m x 3.76m (11'6" x 12'4")

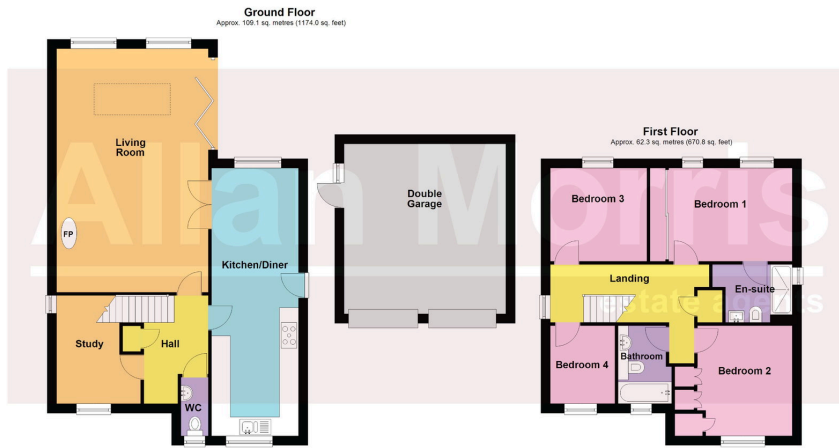
Bedroom 3 - 2.99m x 3.09m (9'9" x 10'1")

Bedroom 4 - 2.5m x 2.07m (8'2" x 6'9")

Bathroom - 2.5m x 1.72m (8'2" x 5'7")

Double Garage - 5.44m x 5.18m (17'10" x 16'11")





Total area: approx. 171.4 sq. metres (1844.8 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.

- Stunning detached family home
- 4 Bedrooms
- Spacious gardens to front, side & rear
- NO ONWARD CHAIN
- Extended living accommodation
- Generous driveway & double Garage
- Popular school catchment
- Council Tax Band: F

