



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

18 Geneva Crescent, Crowle, Worcestershire. WR7 4AW
Offers Over £475,000

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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.

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" maximum x 7'7")

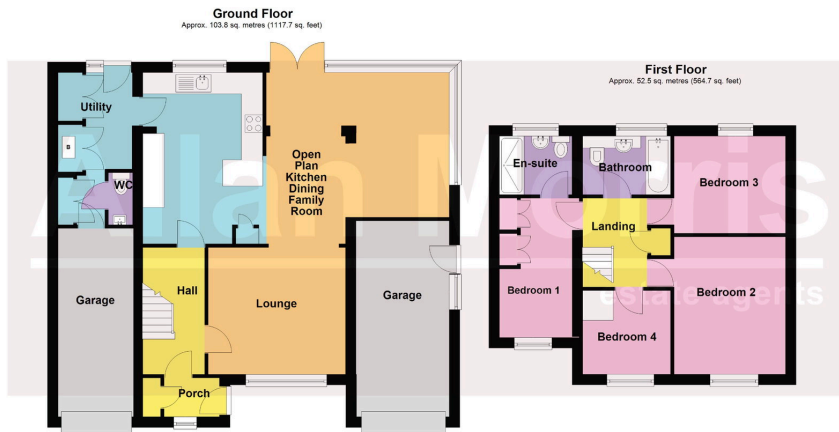
Bedroom 1: - 3.96m x 2.26m (13'0" x 7'5")

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")





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.

- Extended detached family home
- 4 Bedrooms
- Off road parking for up to 6 cars
- Highly regarded & sought after village location
- Viewing highly recommended
- Open-plan living space
- Private corner plot
- 2 Single Garages
- Oil fired central heating & UPVC double glazing
- Council Tax Band: D



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 70 |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |