



Allan Morris
estate agents

**Eastbank Drive, Northwick,
Worcester.**

**37 Eastbank Drive, Northwick, Worcester.
WR3 7BH**

Features:

- * 4 Bedroom detached family home
- * Spacious accommodation throughout
- * Driveway & Double Garage
- * Beautiful gardens & corner plot
- * Highly sought after location
- * Popular school catchment

A modern and well presented four bedroom detached family home, offering spacious accommodation and benefiting from a generous corner plot, situated at the end of a no through road, within the highly popular Northwick area of Worcester.

Accommodation briefly comprises: Downstairs Cloakroom, Living Room, Dining Room, Kitchen and Utility Room. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and Family Bathroom.

Outside: To the front is generous driveway, providing access to double Garage. To the rear is beautiful gardens, benefiting from a number of mature trees and shrubs, as well as spacious lawned area and patio.

LOCATION:

The property is located in the highly popular Northwick area, providing easy access back to Worcester City centre and motorway links via Junction 6 of the M5 motorway. Within a short walk are wonderful country and riverside walks, as well as a range of local amenities.





Directions:

From Worcester City centre proceed in a northerly direction up the Tything. At Gheluvelt Park fork left onto the Ombersley Road and turn left again at the petrol station onto Northwick Road. Continue along for a short while and turn left into Eastbank Drive. Follow the road all the way to the end, where number 37 can be found in the far right hand corner, as indicated by our For Sale board.

WAM 7982

Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: F

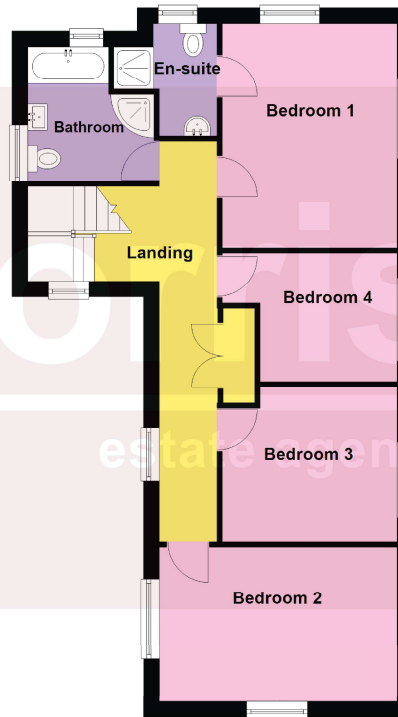
PRICE: £ 625,000



Ground Floor
Approx. 107.6 sq. metres (1158.4 sq. feet)



First Floor
Approx. 69.1 sq. metres (743.8 sq. feet)



Total area: approx. 176.7 sq. metres (1902.2 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:

Living Room: - 6.05m x 4.5m (19'10" x 14'9")

Dining Room: - 7.01m x 4.11m (23'0" x 13'6")

Kitchen: - 4.5m x 3m (14'9" x 9'10")

Utility Room: - 2.54m x 2.39m (8'4" x 7'10")

Bedroom 1: - 4.24m x 3.3m (13'11" x 10'10")

Bedroom 2: - 4.5m x 2.92m (14'9" x 9'7")

Bedroom 3: - 3.3m x 2.95m (10'10" x 9'8" maximum)

Bedroom 4: - 3.3m x 2.44m (10'10" x 8'0")

Bathroom: - 2.54m x 2.39m (8'4" maximum x 7'10")

Double Garage: - 5.33m x 4.9m (17'6" x 16'1")

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.

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