

# Allan Morris

estate agents



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Details Approved  
Signed .....  
Print .....  
Date .....

## St. Dunstons Crescent, Worcester

A very well presented home, situated in the popular area of Battenhall. Having easy access to the M5 and within walking distance of the City Centre. The accommodation comprises: entrance hallway, sitting room with bay window to the front, second reception room, modern kitchen with electric oven and gas hob, integral dishwasher and a washing machine being left as a gesture of good will. The basement has been converted to give a master



£1,400 PER MONTH

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51, St. Dunstans Crescent, Worcester, WR5 2AF

*All measurements are approximate. Accommodation in more detail comprises:*

Lounge 11'5" by 10'9"

Dining room 14'5" by 11'9"

Kitchen 13'1" by 8'2"

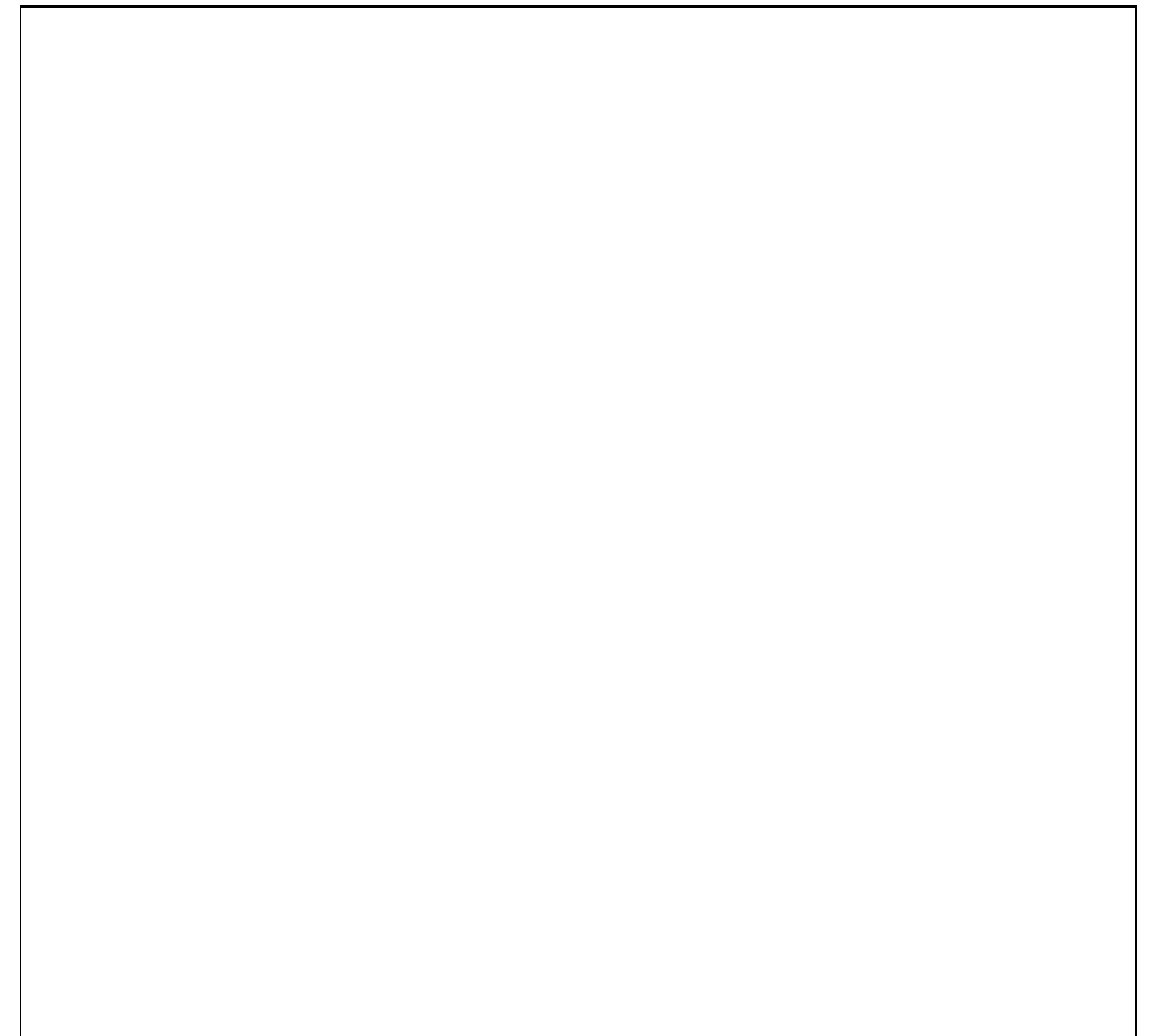
Bedroom 1 12'9" max by 10'9" max

Ensuite 7'2" by 3'4"

Bedroom 2 14'5" max by 11'9" max

Bedroom 3 11'9" by 7'2"

Bathroom 9'10" by 7'10"



#### **GENERAL INFORMATION**

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 the 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 particularly advised to verify all the dimensions carefully. TENURE: We understand the property is offered for sale FREEHOLD. FIXTURES AND 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.

#### **ROUTE TO THE PROPERTY:**