



Allan Morris
estate agents

**Brookside, Kempsey
Worcester.**

**10 Brookside, Kempsey Worcester.
WR5 3LB**

Features

- 3 BED DETACHED HOUSE
- VILLAGE LOCATION
- NEW KITCHEN/BREAKFAST ROOM
- LARGE SUNNY GARDEN TO REAR
- GARAGE + PARKING
- POTENTIAL TO EXTEND

Situated on a corner plot in this quiet cul-de-sac in the sought after village of Kempsey, within easy reach of local schooling, Worcester and motorway links.

Accommodation briefly comprises: Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room to include integrated units and downstairs Cloakroom. To the first floor: Three double Bedrooms with fitted wardrobes and Family Bathroom. There is further potential to extend to the rear, subject to planning.

Outside: Ample parking, garaging and a large sunny and private garden with mature trees, shrubs and bushes.





Directions:

From Worcester City centre proceed out along the A38, in the direction of Tewkesbury. Proceed over the first traffic island, signposted for Kempsey. Continue into the village and turn left into Brookend Lane, then right into Brookside. Follow the road around to the bottom, where number 10 will be found on the left hand side.

WAM 7314



Useful Information:

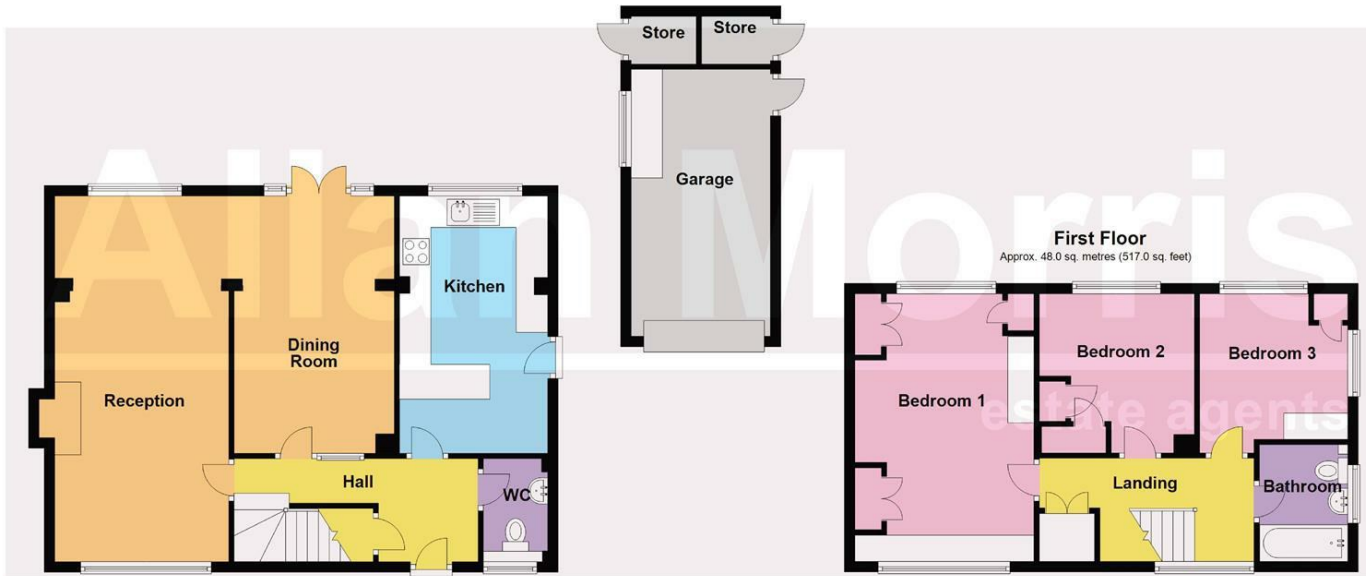
Tenure: Freehold

EPC Rating: E

Council Tax Band: E



Ground Floor
Approx. 81.8 sq. metres (880.8 sq. feet)



First Floor
Approx. 48.0 sq. metres (517.0 sq. feet)

Total area: approx. 129.9 sq. metres (1397.8 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.

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. **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.

Floorplan Measurements:

KITCHEN / BREAKFAST ROOM:
16'4" x 9'8"

DINING ROOM:
16'2" maximum x 9'9"

SITTING ROOM:
23'2" x 10'10"

BEDROOM 1:
16'11" x 10'11"

BEDROOM 2:
10'2" x 9'9"

BEDROOM 3:
9'3" x 9'2"

FAMILY BATHROOM:
7'5" x 5'8"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ