



Allan Morris
estate agents

**Mercia Way, Kempsey,
Worcester.**

**8 Mercia Way, Kempsey, Worcester.
WR5 3QZ**

Features

- Beautifully presented
- 3 Double Bedrooms
- 2 Bathrooms
- Garage
- Corner plot
- Overlooking woodland area

A beautifully presented and most spacious three bedroom detached family home, benefiting from a corner plot and overlooking orchard woodland.

Accommodation briefly comprises: Entrance Hall, downstairs W.C., Kitchen/Diner, Utility Room and dual aspect Living Room. On the first floor: Master Bedroom with En-Suite, two further Bedrooms and Family Bathroom.

Outside: To the front is tandem driveway and single Garage. The garden benefits from landscaped foregarden and fully landscaped and walled rear garden.

LOCATION:

The property is located in the highly popular village of Kempsey, offering a wide range of amenities to include several Public Houses, popular Primary School, Convenience Store and Doctor's Surgery, as well as being excellently placed for access back to Worcester City, motorway links via Junction 7 of the M5 and the Worcestershire Parkway Railway Station.

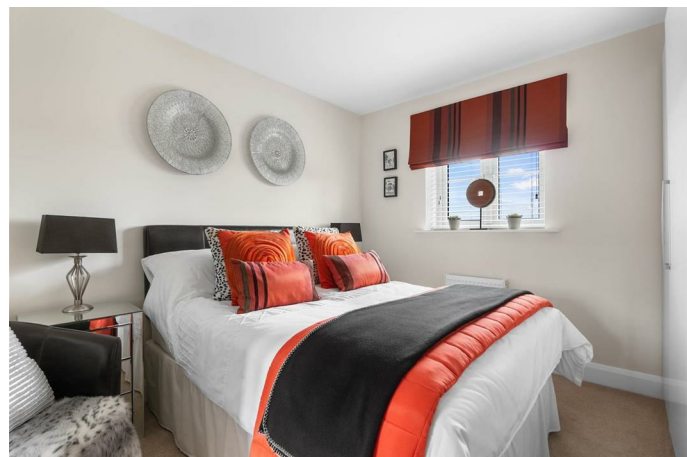
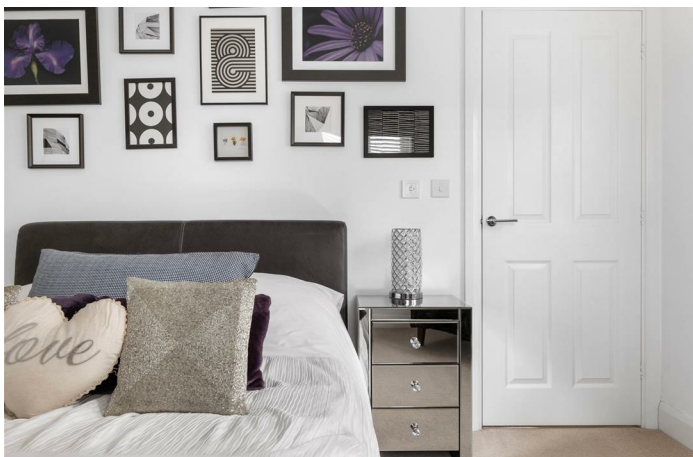




Directions:

From Worcester City centre proceed out along the A38 Bath Road, in the direction of Tewkesbury. Continue straight on over the first island and straight on over the second island, signposted for Kempsey. Continue for some distance into the village of Kempsey. On entering the village, take the first left into Mercia Way. Continue along for a short while, where number 8 can be found on the right hand side overlooking the orchard woodland area.

WAM 7268



Useful Information:

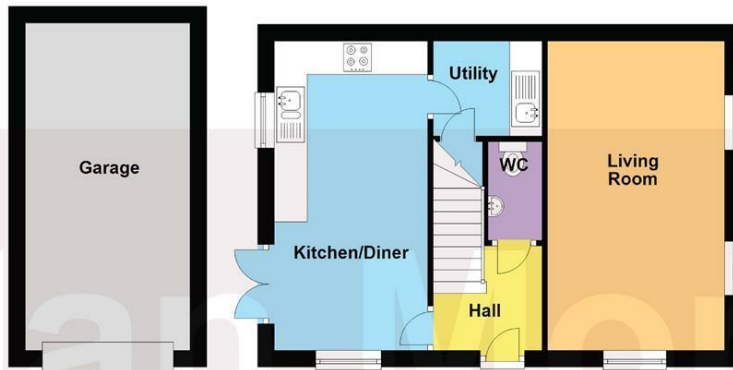
Tenure: Freehold

EPC Rating: B

Council Tax Band: D



Ground Floor
Approx. 62.9 sq. metres (677.0 sq. feet)



First Floor
Approx. 45.3 sq. metres (488.0 sq. feet)



Total area: approx. 108.2 sq. metres (1165.0 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:
18'3" x 10'6"

UTILITY ROOM:
6'3" x 5'7"

KITCHEN / DINER:
18'4" x 9'0"

BEDROOM 1:
14'1" x 9'1"

EN-SUITE:
9'0" x 3'10"

BEDROOM 2:
10'7" x 10'0"

BEDROOM 3:
10'6" x 8'1"

BATHROOM:
6'7" x 5'5"

GARAGE:
19'4" x 9'8"

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.

Contact us:

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