



Allan Morris
estate agents

**St. Annes Road, Claines,
Worcester.**

**94 St. Annes Road, Claines, Worcester.
WR3 7PQ**

Features

- 3 Bedrooms + 2 Bathrooms
- Large Sitting Room
- Extended
- Annexe/Home Office potential
- Integral Garage
- Quiet location

A deceptively spacious and extended three bedroom detached family home with further Annexe potential, situated in this popular and quiet cul-de-sac in Claines.

Accommodation briefly comprises: Entrance Hall, large dual aspect Sitting Room, Kitchen/Diner, Utility Room, W.C. and integral Garage. On the first floor: Bedroom 1 with En-Suite, two further Bedrooms and Family Bathroom.

Outside: The front of the property is laid to gravel providing off road parking for up to 3 vehicles. The rear garden is of particular note, offering decked seating area, lawned area and shrub and tree borders, as well as offering a high degree of privacy and a sunny aspect. There is also the potential Annexe/Home Office/Home Gym.

LOCATION:

The property is situated within Claines, benefiting from excellent local schooling, amenities and easy access to Worcester City centre and beyond.

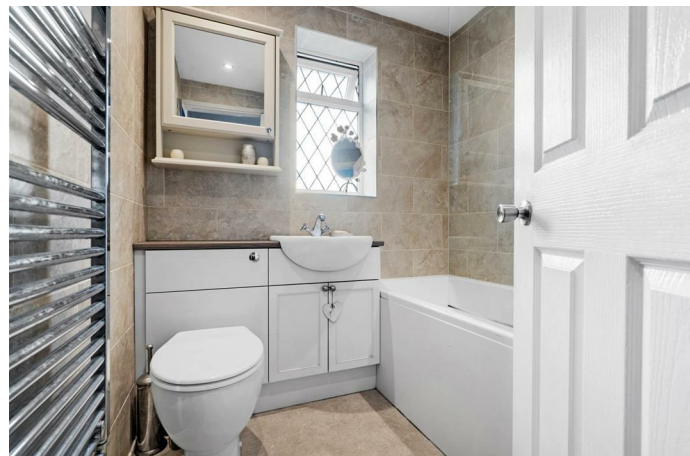




Directions:

From Worcester City proceed out along the A449 Ombersley Road and after approximately one mile turn right into Cornmeadow Lane. Continue along for a short distance and take the 2nd right into St. Annes Road. Follow the road all the way to the bottom, where number 94 can be found on the right hand side.

WAM 7178



Useful Information:

Tenure: Freehold

EPC Rating: C

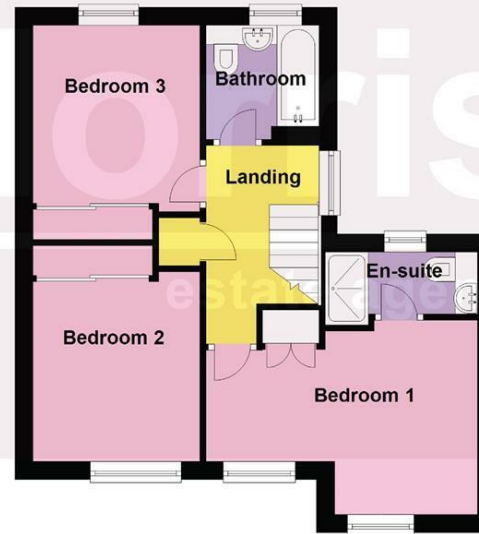
Council Tax Band: E



Ground Floor
Approx. 77.9 sq. metres (838.1 sq. feet)



First Floor
Approx. 45.6 sq. metres (491.0 sq. feet)



Total area: approx. 123.5 sq. metres (1329.1 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:

SITTING ROOM:
24'0" x 12'5" maximum 10'0" minimum

KITCHEN / DINER:
14'0" x 12'1"

UTILITY ROOM:
7'9" x 5'0"

BEDROOM 1:
15'0" x 10'7" maximum x 6'4" minimum

EN-SUITE:
8'1" x 3'6"

BEDROOM 2:
10'4" x 9'2"

BEDROOM 3:
10'2" x 9'1"

BATHROOM:
6'2" x 6'2"

ANNEXE:
18'10" x 7'11"

INTEGRAL GARAGE:
14'7" x 8'0"

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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