



n Morris
estate agents
SALE

Allan Morris
estate agents

**Cornmeadow Green, Claines,
Worcester.**

**16 Cornmeadow Green, Claines, Worcester.
WR3 7PN**

Features

- Extended detached family home
- 4 Bedrooms and 2 Bathrooms
- 2 Spacious Reception Rooms
- Private gardens to front and rear
- Driveway and double Garage
- Sought after location
- **NO ONWARD CHAIN**

A charming, extended four bedroom detached family home, situated along a quiet no through lane, within the sought after Claines area of Worcester.

Accommodation briefly comprising: Entrance Hall, Living Room, Dining Room and Kitchen/Breakfast Room. On the first floor: Master Bedroom with Dressing area and En-Suite Shower Room, three further Bedrooms and a Family Bathroom.

Outside: To the front is a generous driveway with EV charging point and access into a double Garage as well as a private lawned foregarden. To the rear is an enclosed garden and two useful brick built stores.

LOCATION:

The property is located in the popular Claines area of Worcester, ideally placed for access back to Worcester City, as well as the close by countryside and motorway links. The area is particularly popular for the local schooling, which offers excellent Primary and Secondary options. The property is also located within a short walk of a bus stop, grocery store and public house.





Directions:

From Worcester City centre, proceed in a northerly direction onto the A449, Ombersley Road. Continue along turning right into Cornmeadow Lane, continue along and take 4th left into Cornmeadow Green, where the property can be found on the right hand side, as indicated by our For Sale board.

WAM 7212

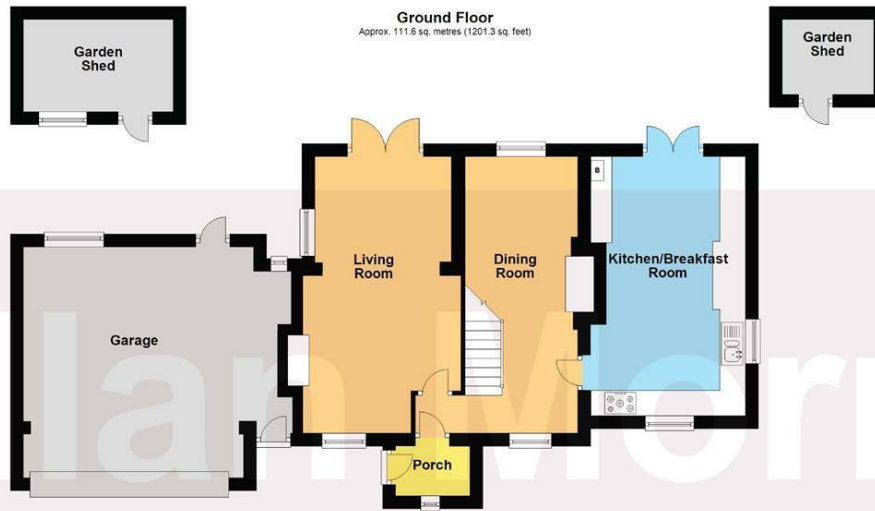
Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: D





Ground Floor
Approx. 111.6 sq. metres (1201.3 sq. feet)



First Floor
Approx. 65.9 sq. metres (709.5 sq. feet)

Total area: approx. 177.5 sq. metres (1910.8 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.

Floorplan Measurements:

KITCHEN / BREAKFAST ROOM:
19'7" x 11'7"

DINING ROOM:
21'1" x 8'6"

LIVING ROOM:
20'11" x 12'0" max 11'1" min

BEDROOM 1:
11'6" x 10'1"

EN-SUITE:
6'0" x 5'6"

DRESSING AREA:
9'10" max x 6'7"

BEDROOM 2:
11'11" x 7'11"

BEDROOM 3:
11'2" x 8'11"

BEDROOM 4:
9'4" x 8'6"

BATHROOM:
11'4" x 5'8"

DOUBLE GARAGE:
20'7" x 18'2" max

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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32 Sidbury, Worcester, WR1 2HZ