



Allan Morris
estate agents

Heron Close, Worcester.

2 Heron Close, Worcester. WR2 4BW

Features

- Ideal multi-generational living accommodation
- Pitmaston Primary School Catchment (Ofsted Outstanding)
- Annexe/work from home space with independent access
- Beautifully presented home
- Extensive driveway and Carport
- South-West facing garden

A beautifully presented and extended 4/5 bedroom link detached family home with Annex, tucked away in a quiet location, yet conveniently placed for easy access to the City and motorway network.

Accommodation briefly comprising: HOUSE: Entrance Hallway, downstairs Cloakroom, open-plan Sitting/Dining Room, Kitchen, large Utility. Four good size Bedrooms, three having fitted wardrobes. The attached ANNEXE comprises: Entrance Hallway, Utility/Kitchenette, Snug, Shower Room and Bedroom.

Outside: To the front of the property is an extensive gravel driveway with gated access to side garden, which is lawned, with fruit trees. To the rear is a private enclosed garden with patio and lawn. Further gate to garden shed, Carport and further small driveway.

LOCATION:

The property is located within walking distance to a local M&S Food Hall & Garage, Pub & Restaurant, Café and Bus Stop. There is also easy access into St. John's with a range of shopping facilities, Supermarket, Sports Centre and beautiful riverside walks into the City.





Directions:

From the City centre take the A44 over the river, past the Cricket Ground bearing left onto Bromwich Road. Continue along for one mile then turn left into Cormorant Rise. Take the 2nd left into Heron Close where No 2 will be found on the right-hand side corner as indicate by our For Sale board.

WAM 7222

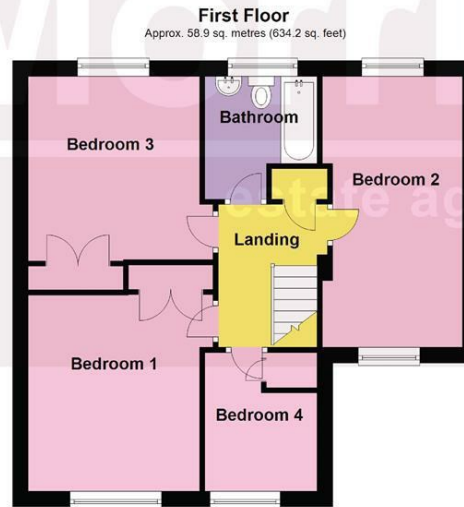


Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: HOUSE: D
ANNEXE: A



Total area: approx. 152.4 sq. metres (1640.1 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:

LIVING ROOM:
14'11" x 11'10"

DINING ROOM:
10'11" x 8'10"

KITCHEN:
10'10" x 9'1"

HOUSE UTILITY:
13'7" x 8'10"

BEDROOM 1:
12'4" x 10'10"

BEDROOM 2:
16'11" x 9'3"

BEDROOM 3:
11'6" x 10'11"

BEDROOM 4:
8'8" maximum 6'8" minimum x 7'4"

BATHROOM:
7'6" x 7'3"

ANNEXE:

UTILITY / KITCHENETTE:
9'1" x 5'2"

SNUG:
12'4" x 11'4"

SHOWER ROOM:
6'5" x 5'4"

BEDROOM / OFFICE:
12'2" x 8'6"

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ

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.