



Allan Morris
estate agents

**Upper Ferry Lane, Callow End,
Worcester.**

**17 Upper Ferry Lane, Callow End,
Worcester. WR2 4TL**

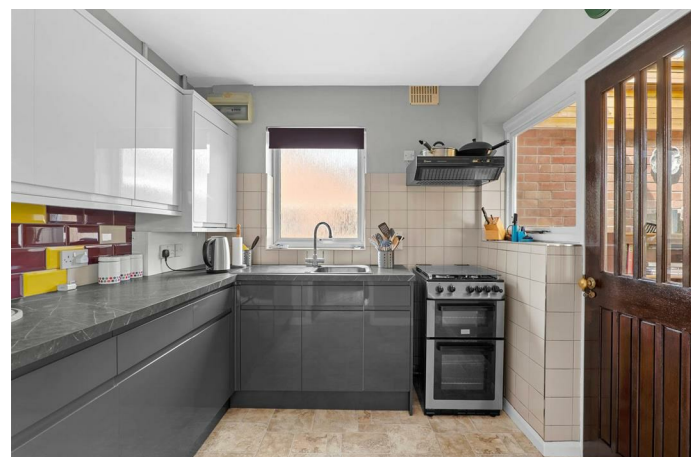
Features

- 2 Bedroom semi detached bungalow
- Sought after village with amenities
- Very well presented
- Extended to the rear
- Ample parking and garaging
- Very pleasant rear garden.
- **NO ONWARD CHAIN**

'17 Upper Ferry Lane' is situated within this sought after village of Callow End, with local amenities, to include Public Houses, local schooling, Stanbrook Abbey and easy access back to Worcester and major transport links. The property lies within a very quiet part of the village and offers further potential.

Accommodation briefly comprises: Hallway, good size Shower Room, two double Bedrooms to front elevation, leading into Sitting Room with feature fireplace and sliding doors to the rear patio, Kitchen fitted with modern units and door giving access to extension, providing Dining Room or further Reception, with vaulted ceiling, access into Inner Lobby/Utility Area with doors to front and rear and opening into Garage with power and lighting.

Outside: To the front is ample off road parking via a tarmac driveway, with further slabbed area. The rear of the property is of particular note and has a good size patio, leading onto a mature well planned garden, with greenhouse and shed.





Directions:

From Worcester City centre proceed out along the A449 Bromwich Road, over the Powick bridge and continuing straight on at the island towards Powick. Bear left at the gyratory system, signposted Upton. Continue into the village of Callow End, passing The Blue Bell Public House on the right hand side. Continue further along before taking a left into Upper Ferry Lane. Continue along, where number 17 will be found on the left hand side.

WAM 7292



Useful Information:

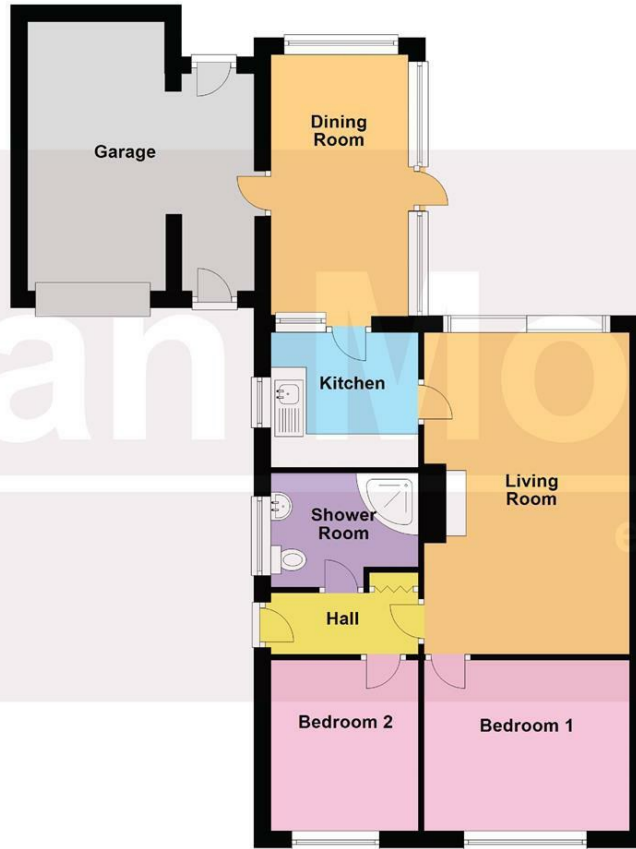
Tenure: Freehold

EPC Rating: D

Council Tax Band: C



Ground Floor
Approx. 86.9 sq. metres (935.4 sq. feet)



Total area: approx. 86.9 sq. metres (935.4 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:
19'0" x 11'9"

KITCHEN:
8'6" x 8'6"

DINING ROOM:
15'1" x 8'6"

INNER LOBBY / UTILITY:
13'1" x 5'6"

BEDROOM 1:
12'1" x 9'10"

BEDROOM 2:
9'10" x 8'6"

SHOWER ROOM:
8'2" x 6'6"

GARAGE:
15'8" x 7'10"

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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