



Allan Morris
estate agents

Tolladine Road, Worcester.

341 Tolladine Road, Worcester. WR4 9NG

Features

- Elevated position with views to the front
- 2 Bedroom detached bungalow
- Very well presented internally with good size rear garden
- Parking and driveway
- Easy access to local amenities and major transport links

A very well presented and flexible two bedroom detached bungalow, situated within easy reach of local amenities, having an elevated position with views to the front elevation.

Accommodation briefly comprises: Initial Entrance Porch into Hallway with storage, Sitting Room to front elevation, modern Kitchen to the rear, Bedroom 1 to the front elevation with built-in wardrobe, Bedroom 2 to the rear elevation with sliding doors providing access onto patio, fitted Bathroom with shower over.

Outside: To the front is ample off road parking via driveway, leading to detached Garage and foregarden. To the rear is a good size patio area, leading onto a further raised decked area, mature lawn and established trees, flowers and bushes, together with Summer House, Greenhouse and ornamental pond.

LOCATION:

The property is situated within easy reach of local amenities, Worcester City and major transport links.





Directions:

From Worcester City centre proceed out along Lowesmoor and bear right at the island onto Tolladine Road. Continue along, pass The Virgin Tavern Public House and once you descend over the brow of the hill, number 341 will be found on the left hand side.

WAM 7232



Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: C



Ground Floor

Approx. 80.0 sq. metres (860.7 sq. feet)



Total area: approx. 80.0 sq. metres (860.7 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.

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.

Floorplan Measurements:

SITTING ROOM:
13'1" x 13'1"

KITCHEN:
10'9" x 9'10"

BATHROOM:
7'6" x 5'6"

BEDROOM:
12'1" x 11'9"

BEDROOM:
11'9" x 10'9"

Contact us:

Address:
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