



Allan Morris
estate agents

**Squires Close, Kempsey,
Worcester.**

8 Squires Close, Kempsey, Worcester. WR5 3JE

Features

- 5 Bedrooms
- Flexible accommodation
- Extended
- Private Garden
- Parking for at least 4 vehicles
- Quiet village location

A much improved and extended flexible family home, situated in the heart of the popular village of Kempsey, within easy walking distance of local amenities, schooling and Public Houses.

Accommodation briefly comprises: Porch, Entrance Hall, open-plan Living/Dining/Kitchen/Family Area, further Living Room, Utility Room, Sun Room and Garaging. On the first floor: Four double Bedrooms, further single Bedroom, Family Bathroom and En-Suite Shower Room.

Outside: To the front is block paved driveway providing off road parking for at least 4 vehicles. The rear garden is of particular note and is of a generous size, offering privacy, as well as patio area, lawned areas and mature shrub, tree and hedged borders.

LOCATION:

The property is located in the highly popular village of Kempsey, offering a wide range of amenities to include several Public Houses, a popular 1st School, Convenience Store and Doctor's Surgery, as well as being excellently placed for access back to Worcester City, motorway links via Junction 7 of the M5 and the Worcestershire Parkway Railway Station.

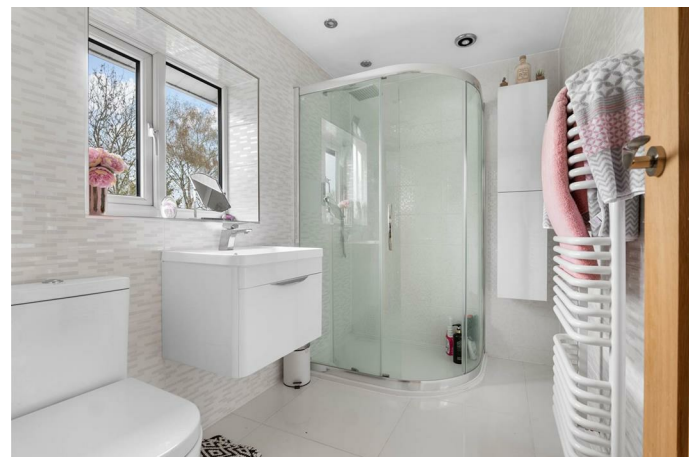
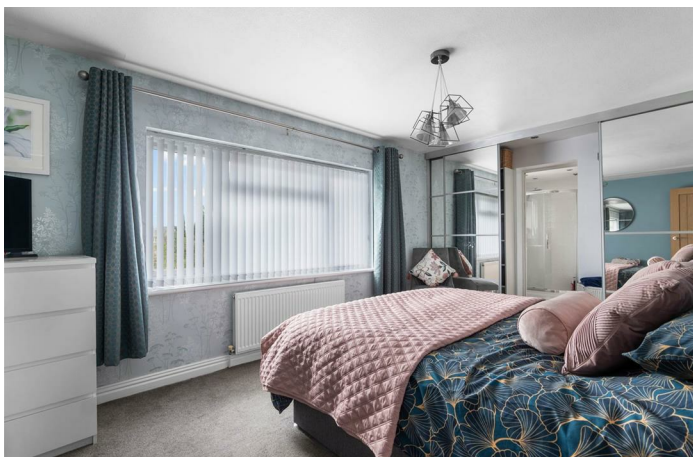




Directions:

From Worcester City centre proceed out along the A38 Bath Road, continuing straight on over the first island and straight on over the second island, signposted for Kempsey. Continue into the village of Kempsey, turn right into Squires Walk and then 1st right into Squires Close, where number 8 can be found at the bottom of the cul-de-sac, as indicated by our For Sale board.

WAM 7256



Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: E



Floorplan Measurements:

LIVING ROOM:
23'1" x 11'6"

DINING ROOM:
17'8" x 10'0"

UTILITY ROOM:
11'2" x 8'7"

KITCHEN / DINING / FAMILY ROOM:
34'4" x 10'0"

SUN ROOM:
14'0" x 10'5"

BEDROOM 1:
14'11" x 10'0"

BEDROOM 2:
13'3" x 11'7"

BEDROOM 3:
14'2" x 8'8"

BEDROOM 4:
11'8" x 9'9"

BEDROOM 5:
8'11" x 6'8"

GARAGING:
20'4" maximum x 18'4" maximum

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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