



**Allan Morris**  
estate agents

**Romney Way, Whittington,  
Worcester.**

## 12 Romney Way, Whittington, Worcester. WR5 2DW

### Features

- Modern Detached Family Home
- 4 Bedrooms
- Spacious Open-Plan Contemporary Living Accommodation
- Driveway and Garage
- Private Garden to the Rear
- NO ONWARD CHAIN

A beautifully presented modern four bedroom detached family home, situated within easy reach of Worcester City centre and motorway links, as well as being ideally placed for the Worcestershire Parkway Railway Station.

Accommodation briefly comprises: Open-plan Sitting Room/Kitchen/Dining Room with Utility Cupboard located off, downstairs Cloakroom and door to Integral Garage. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and Family Bathroom.

Outside: To the front is private driveway and lawned foregarden. To the rear is generous private garden.

### LOCATION:

12 Romney Way is located to the East of Worcester City and within easy reach of motorway links via Junction 7 of the M5 motorway, as well as being within 5 minutes drive of the Worcestershire Parkway Railway Station. The location further benefits from excellent Primary and Secondary Schooling, as well as within walking distance of Waitrose Supermarket, the pretty Worcester Woods and Park, as well as easy access back to the City centre.





### Directions:

From Worcester City centre proceed out along London Road and upon reaching the roundabout continue over onto Whittington Road. Turn left into Weogoran Park, where number 12 Romney Way can be located on the right hand side, as indicated by our For Sale board.

WAM 7274



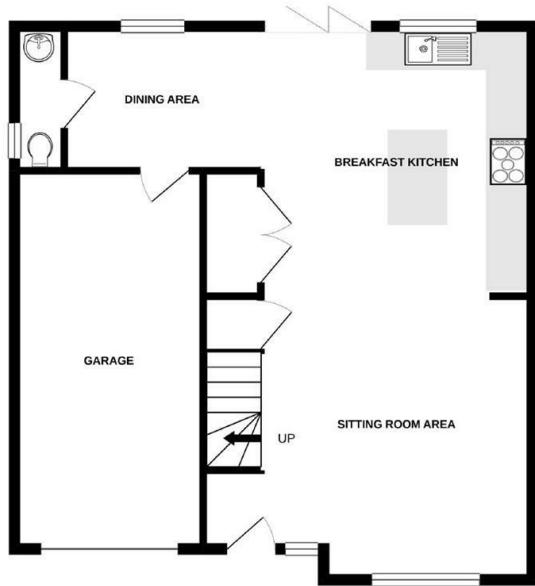
### Useful Information:

Tenure: Freehold

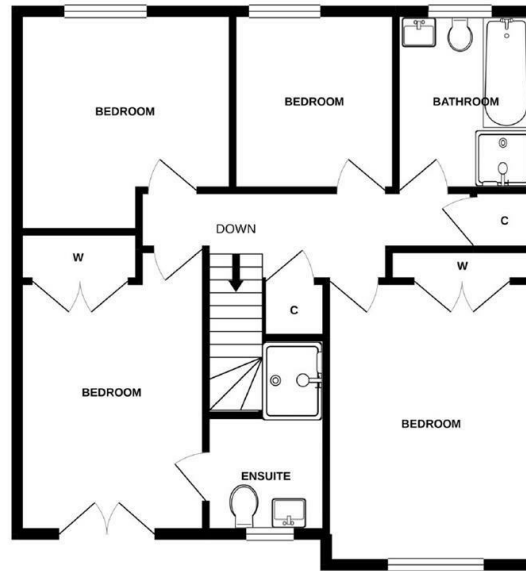
EPC Rating: B

Council Tax Band: F

GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR  
743 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 1485 sq.ft. (138.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Floorplan Measurements:

SITTING ROOM AREA:  
17'1" maximum 14'1" minimum x 14'8"

KITCHEN / DINING ROOM:  
24'3" x 14'0"

Kitchen Area:  
14'1" x 14'0"

Dining Area:  
10'2" x 7'4"

MASTER BEDROOM:  
14'9" maximum x 10'2"

BEDROOM 2:  
13'3" x 10'2"

BEDROOM 3:  
11'5" maximum 9'0" minimum x 11'1"

BEDROOM 4:  
9'0" x 8'5"

INTEGRAL SINGLE GARAGE:  
19'7" x 9'9"

## 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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