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Allan Morris
estate agents

**Leabank Drive, Bevere,
Worcester.**

**28 Leabank Drive, Bevere, Worcester.
WR3 7QZ**

Features

- Semi detached family home
- 3 Bedrooms
- Stunning contemporary style Kitchen
- Private driveway
- Sunny rear garden
- Sought after North Worcester location

A stunning three bedroom semi detached family home presented to an excellent standard, situated in the sought after Bevere area.

Accommodation briefly comprising: Entrance Hall, open-plan Kitchen/Diner with utility cupboard off and Living Room. On the first floor: Three Bedrooms and a Family Bathroom.

Outside: To the front of the property is a private driveway and to the rear is a private garden, enjoying sun through the majority of the day.

LOCATION:

The property is located in the popular Bevere area of Worcester, ideally placed for access back to Worcester City, as well as the close by countryside and motorway links. The area is particularly popular for the local schooling, which offers excellent Primary and Secondary options. The property is also located within a short walk of a bus stop, grocery store and public house.





Directions:

From Worcester City Centre proceed in a northerly direction along Foregate Street and into The Tything. Bear left onto the Ombersley Road and continue for approximately one mile. Turn left into Grange Avenue and then first left into Leabank Drive, where number 28 can be found on the left hand side.

WAM 6922

Useful Information:

Tenure: Freehold

EPC Rating: C

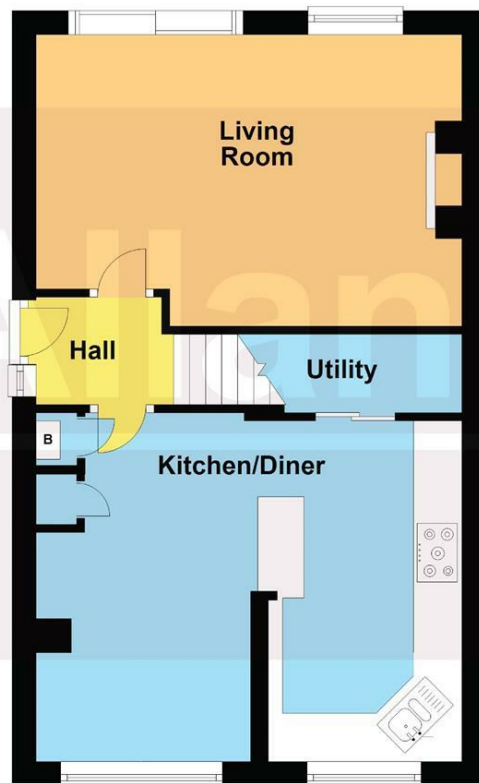
Council Tax Band: C





Ground Floor

Approx. 48.1 sq. metres (517.4 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



Total area: approx. 87.1 sq. metres (937.2 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:

17'5" x 11'11"

DINING ROOM AREA:

13'10" x 8'7" maximum

KITCHEN:

13'5" x 7'3"

MASTER BEDROOM:

12'1" x 9'11"

BEDROOM 2:

12'0" x 10'0"

BEDROOM 3:

9'0" x 7'2"

FAMILY BATHROOM:

6'11" x 5'5"

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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