



Allan Morris
estate agents

**3 Burdett Place, Harley
Whitefort, Worcester.**

**Woodrising 3 Burdett Place, Harley
Whitefort, Worcester. WR4 0QT**

Features

- Detached 'David Wilson' built family home
- 4 Generous Bedrooms
- Much improved accommodation
- Generous driveway and double Garage
- Stunning landscaped gardens
- Popular and convenient location

A beautifully presented and much improved spacious four bedroom detached Executive style family home, situated in a quiet location, tucked away within the popular Warndon Villages area of Worcester.

Accommodation briefly comprises: Entrance Hall, Sitting Room, Kitchen/Dining Room, Study, Utility Room and downstairs Cloakroom. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and Family Bathroom.

Outside: Generous driveway and double Garage. To the rear is a delightful landscaped garden.

LOCATION:

The property is located within the popular Warndon Villages development, offering easy access to major transport links. Within easy reach is the Worcestershire Royal Hospital, Tesco Supermarket and a parade of Convenience shops, dental and doctors surgeries amongst other amenities. There is also the benefit of many tree lined walks closeby as well as the property falling in a popular school catchment for both primary and secondary options.





Directions:

From Worcester City centre take the B4036 Newtown Road until reaching the roundabout and taking a left onto Woodgreen Drive. Continue along and take 2nd exit at roundabout onto Dugdale Drive, then left onto Cartwright Avenue and right onto Hunt Avenue. Continue down Hunt Avenue, taking a right into Cobden Avenue and then left into Burdett Place. Continue along, where 'Woodrising' can be found at the very end on the left hand side, as indicated by our For Sale board.

WAM 7193

Useful Information:

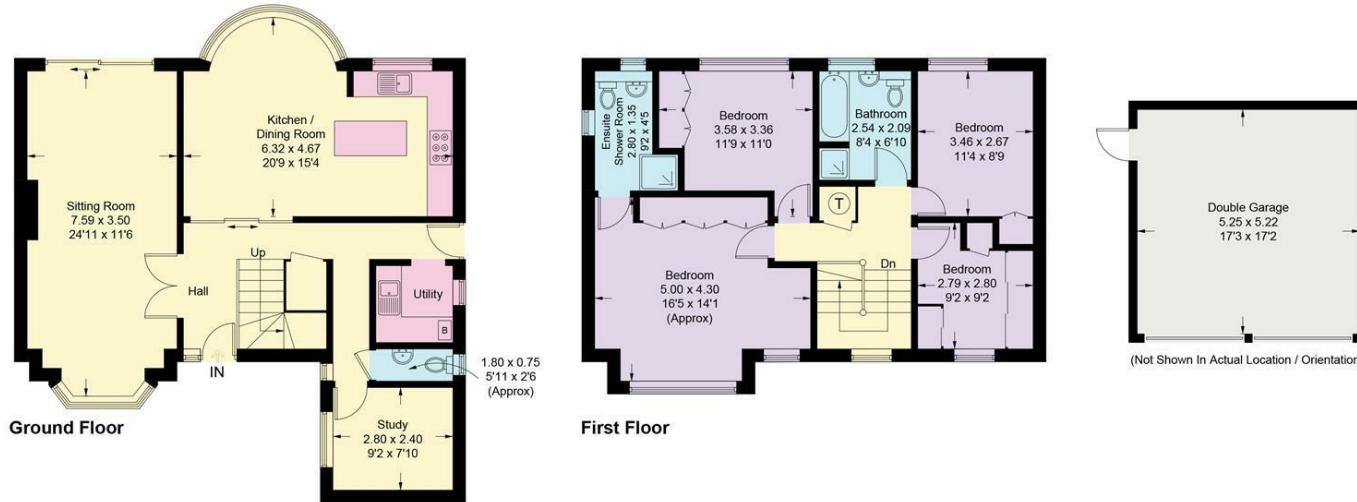
Tenure: Freehold

EPC Rating: C

Council Tax Band: F

Woodrising, 3 Burdett Place

Approximate Gross Internal Area = 148.5 sq m / 1598 sq ft
Garage = 27.3 sq m / 294 sq ft
Total = 175.8 sq m / 1892 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.

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:
24'11" x 11'6"

KITCHEN / DINING ROOM:
20'9" x 15'4"

STUDY:
9'2" x 7'10"

BEDROOM 1:
16'5" x 14'1"

BEDROOM 2:
11'9" x 11'0"

BEDROOM 3:
11'4" x 8'9"

BEDROOM 4:
9'2" x 9'2"

BATHROOM:
8'4" x 6'10"

EN-SUITE SHOWER ROOM:
9'2" x 4'5"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ