

# Allan Morris

estate agents



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Apple Tree Road, Pershore

A wonderful opportunity to acquire a three bedroom mid terrace property, situated within this sought after Market Town, with excellent local schooling and amenities, easy access to Worcester and major transport links.



£225,000

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**All measurements are approximate. Accommodation in more detail comprises:**

Approached by way of gravelled driveway, suitable for numerous vehicles and UPVC double glazed door providing access into:

**COVERED PORCH**

With UPVC double glazed panels to front and side, recessed lighting, wood effect laminate flooring and UPVC double glazed door into:

**WELCOMING ENTRANCE HALL**

With stairs rising to first floor, ceiling light point, radiator, wood effect laminate flooring, telephone point, under stairs storage, door to Kitchen and door into:

**OPEN-PLAN SITTING ROOM / DINING AREA 20'11" x 12'11"**

With UPVC double glazed window to front elevation, two ceiling light points, two radiators, television aerial point, coving, serving hatch to Kitchen and sliding door to Conservatory.

**KITCHEN 10'2" x 9'11"**

Fitted with a matching range of base and wall mounted units with rolled edge work surfaces over and tiled splash backs, incorporating stainless steel single drainer sink unit with tap over, space for gas cooker with extractor hood above, space and plumbing for washing machine, ceiling light point, window to Conservatory and door to:

**INITIAL COVERED AREA**

Which could be incorporated into a Utility, with space and plumbing for washing machine, wall mounted gas central heating boiler and opening into:

**LARGE CONSERVATORY 12'10" x 10'2"**

Which can also be accessed via the Kitchen and could be incorporated to provide a large Kitchen/Family Area (if required), with wall light point, space for fridge/freezer, etc., telephone point, UPVC double glazed windows and UPVC double glazed double opening doors, providing access to the rear, initially onto a raised decked area.

From Entrance Hall stairs rise to first floor:

**GALLERIED LANDING**

With ceiling light point, access to roof void and door to:

**BEDROOM 1 10'6" x 10'2"**

A good size double room, with UPVC double glazed window to front elevation, range of built-in furniture to one wall, radiator, ceiling light point.

**BEDROOM 2 11'11" x 10'2"**

A further good size double room, with UPVC double glazed window overlooking rear garden, ceiling light point, radiator.

**BEDROOM 3 6'10" x 6'6"**

A single room, with UPVC double glazed window to front elevation, ceiling light point, radiator.

**MODERN STYLE FITTED BATHROOM 6'10" x 5'11"**

Comprising panelled bath with taps and shower over with glass side screen, low level W.C., pedestal wash hand basin, fully tiled walls, wall mounted heated towel rail, recessed lighting, extractor fan, UPVC double glazed obscure window to rear elevation.

**OUTSIDE:**

The property is approached by way of gravelled driveway, suitable for numerous vehicles.

The rear of the property can be accessed via the Conservatory onto a raised decked area ideal for entertaining and further area for trampoline, etc., flower border and pedestrian gate leading to the rear and GARAGING.

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EPC RATING: D

**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. **TENURE:** We understand the property is offered for sale **FREEHOLD**. **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.

**ROUTE TO THE PROPERTY:**

From Worcester City centre continue along the London Road and proceed towards Pershore on the B4084. Continue along and as you come into the village turn left at the traffic lights into Station Road. Continue for some distance and turn right into Apple Tree Road, where number 5 will be found on the left hand side.