



Allan Morris
estate agents

**Caldy Avenue, St. Peter's,
Worcester.**

3 Caldly Avenue, St. Peter's, Worcester. WR5 3UG

Features

- 3 Bedrooms (En-Suite to Master)
- 2 Parking Spaces
- Enclosed Private Garden
- Quiet Cul-de-Sac Location
- Popular School Catchment

A well presented three bedroom mid terrace family home, situated in the popular St. Peter's area of Worcester.

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

Outside: To the front is off road parking for 2 vehicles. To the rear is enclosed private garden.

LOCATION:

The property can be found in the popular St. Peter's area, ideally placed for access to the M5 motorway via Junction 7 and also conveniently placed for the Worcestershire Parkway Railway Station. St. Peter's benefits from popular school catchments and is within easy reach of Worcester City centre.





Directions:

From Worcester City centre proceed out along the A38 Bath Road, bearing left at the first island onto St. Peters Drive. Continue along for a distance and turn left into Tiree Avenue. Continue along Tiree Avenue and turn left into Caldy Avenue, where number 3 can be found on the left hand side, as indicated by our For Sale board.

WAM 6883



Useful Information:

Tenure: Freehold

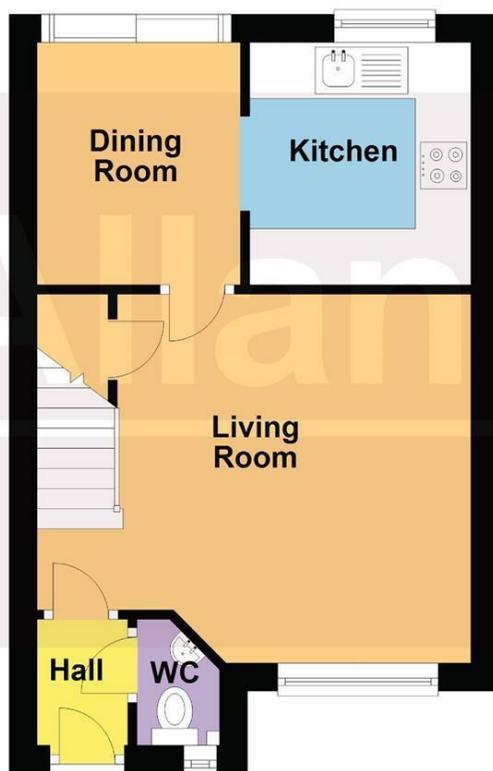
EPC Rating: C

Council Tax Band: C



Ground Floor

Approx. 32.9 sq. metres (353.7 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.1 sq. feet)



Total area: approx. 65.6 sq. metres (705.8 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:

DINING ROOM:

8'6" x 7'4"

KITCHEN:

8'6" x 7'8"

LIVING ROOM:

15'3" x 12'11" maximum 11'0" minimum

BEDROOM 1:

8'6" x 8'6"

EN-SUITE:

5'2" x 5'1"

BEDROOM 2:

8'7" x 8'6" maximum 7'7" minimum

BEDROOM 3:

9'0" maximum 8'4" minimum x 6'6"

BATHROOM:

6'9" maximum 5'5" minimum x 6'5"

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:

Address:

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