



Allan Morris
estate agents

**Leslie Avenue, Claines,
Worcester.**

**6 Leslie Avenue, Claines, Worcester.
WR3 7DF**

Features

- Semi detached family home
- 3 Bedrooms and spacious Loft Room
- Generous extended living accommodation
- Off road parking and spacious Garage/Workshop
- Stunning well tended rear gardens
- Sought after North Worcester location

A beautifully presented extended three bedroom semi detached family home, enjoying stunning well tended gardens and situated in a highly sought after North Worcester location.

Accommodation briefly comprises: Entrance Hall downstairs Shower Room, Living Room, Snug and Kitchen/Diner. On the first floor: Three Bedrooms and Family Bathroom: On the second floor: Further useful Loft Room.

Outside: To the front is off road parking. To the rear is most generous Garage/Workshop and well tended glorious generous gardens.

LOCATION:

The property is located in the popular Claines 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.





Directions:

From Worcester City centre proceed out along the A38 The Tything and fork left at the Gate House onto the A449 Ombersley Road. Continue along for approximately 1.5 miles and turn left at the Car Dealership into Colin Road. Continue along for a short distance and turn right into Leslie Avenue, where number 6 can be found on the right hand side.

WAM 7002

Useful Information:

Tenure: Freehold

EPC Rating: B

Council Tax Band: C





Floorplan Measurements:

KITCHEN / DINER:

16'6" x 10'5"

LIVING ROOM:

11'5" x 10'11"

SNUG:

11'11" maximum 10'4" minimum x 10'11"

SHOWER ROOM:

8'6" x 2'9"

BEDROOM 1:

12'7" max 10'5" min x 10'11" max

BEDROOM 2:

11'5" x 10'11"

BEDROOM 3:

7'4" x 5'9"

BATHROOM:

5'10" x 5'9"

LOFT ROOM:

14'4" max (floor height) x 13'10" max (floor height)

GARAGE:

27'7" x 12'4"

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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