



**Allan Morris**  
estate agents

Arden Road, Worcester.



## 17 Arden Road, Worcester. WR5 3BD

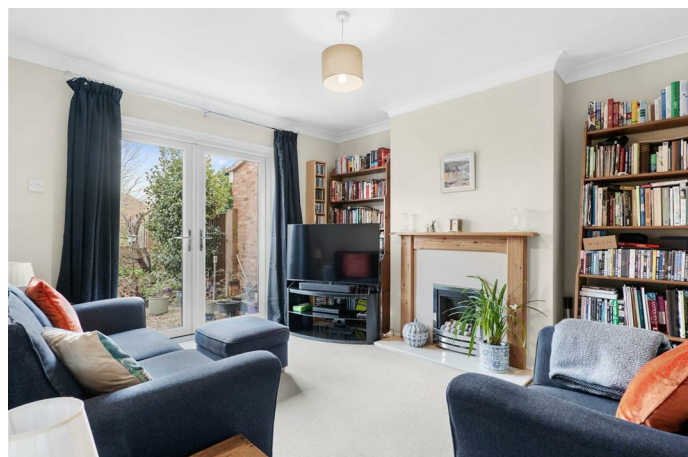
### Features

- Re-fitted Kitchen
- 3 Bedrooms
- Private garden
- Character features
- Off road parking
- Quiet location

A well presented and spacious three bedroom semi detached property, situated in a sought after area within easy reach of the City and major transport links.

Accommodation briefly comprising: Entrance Hall, re-fitted Kitchen, Dining Room, Sitting Room, Garage with Utility Area. To the first floor: Two double Bedrooms, one with fitted wardrobes, single Bedroom and Bathroom.

Outside: To the front is a block paved driveway and to the rear is a pleasant, mature, well stocked garden with additional potting shed.



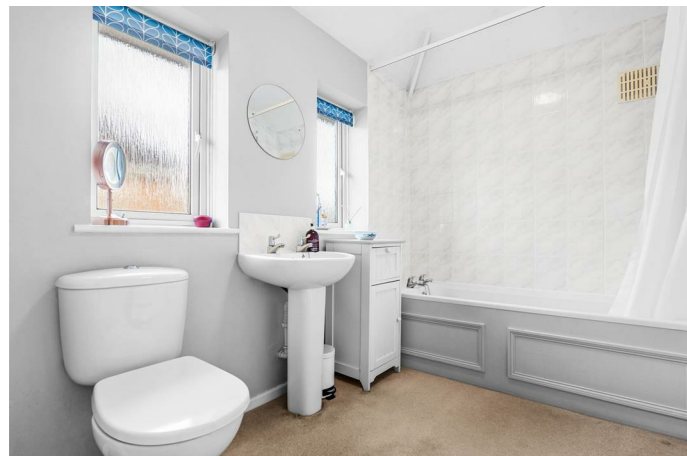




### Directions:

From Worcester City centre proceed out along the A38 Bath Road. Turn left into Norton Road, take 2nd right into Arden Road, where number 17 can be found on the left hand side.

WAM 6918



### Useful Information:

Tenure: Freehold

EPC rating: D

Council Tax Band: C



### Ground Floor

Approx. 58.5 sq. metres (629.3 sq. feet)

### First Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



Total area: approx. 99.3 sq. metres (1068.9 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:

KITCHEN / BREAKFAST ROOM:  
13'11" x 9'1"

DINING ROOM:  
13'0" into bay x 11'4"

SITTING ROOM:  
12'11" x 11'4"

BEDROOM 1:  
13'5" into bay x 9'11"

BEDROOM 2:  
12'11" x 8'11"

BEDROOM 3:  
7'10" x 7'8"

BATHROOM:  
8'10" x 6'2"

### 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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