



**Allan Morris**  
estate agents

**Church Lane, Whittington,  
Worcester**

**Foxleigh, Church Lane, Whittington,  
Worcester. WR5 2RQ**

**Features**

- Spacious detached Bungalow in excess of 2000sq. ft.
- 4 Bedrooms
- Open plan Kitchen/Diner
- Driveway and extra large single Garage
- Generous gardens of approx 0.3 acre (total plot size)
- Convenient village location

A beautifully presented and extended four bedroom detached Bungalow, offering deceptively spacious and flexible accommodation, situated in the popular village of Whittington.

Accommodation comprising: Entrance Hall, Living Room, extended Kitchen/Dining, Utility Room, Master Bedroom with En-Suite Shower Room, further double Bedroom and Family Bathroom. On the first floor: Two further Bedrooms, one with En-Suite Shower Room.

Outside: To the front is a generous driveway with parking for several vehicles, extra large single Garage and to the rear are extensive gardens.

Agents Note: We understand the property benefits from fast broadband speed.

**LOCATION:**

The property is located in the small village of Whittington, benefiting from a popular primary School and Public House. Whittington is ideal for those looking for a mix of village and city life, with access back to Worcester City centre within easy reach as well as being well placed for access onto the M5 motorway and to the Worcestershire Parkway Railway Station.





### Directions:

From Worcester City centre proceed out along the London Road, in the direction of the M5 motorway. At the roundabout continue straight on over the next island. Bear left at the next island towards the village of Whittington and turn left at the T junction. Continue along, where Foxleigh can be found on the right hand side, as indicated by our For Sale board.

WAM 6852



### Useful Information:

Tenure: Freehold

EPC rating: D

Council Tax Band: D



### Floorplan Measurements:

**SITTING ROOM:**

19'2" x 12'0" max 10'4" min

**IMPRESSIVE KITCHEN/DINING/LIVING ROOM:**

29'8" max 25'3" min x 14'3"

**UTILITY ROOM:**

11'10" x 7'10"

**MASTER BEDROOM:**

14'4" x 11'10"

**BEDROOM 3:**

12'10" x 10'7"

**BEDROOM 2:**

13'5" max 10'5" min x 10'11"

**BEDROOM 4:**

13'4" x 11'0"

**EXTRA LARGE SINGLE GARAGE:**

19'5" x 12'2"

### 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:

Address:

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