



Allan Morris
estate agents

**Meadow Road, Claines,
Worcester.**

**37 Meadow Road, Claines, Worcester.
WR3 7PP**

Features

- Detached 3/4 Bedroom Family Home
- En-Suite converted from 4th Bedroom
- Modern Kitchen and Bathrooms
- Flexible brick built Home Office/Garden Room
- Sought after North Worcester location
- **NO ONWARD CHAIN**

A 3/4 bedroom detached family home, situated in a quiet no through road within the popular Claines area of Worcester.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Living Room, Conservatory, open-plan Kitchen/Diner and Utility Room. On the first floor: Three Bedrooms, Shower Room (converted from former 4th Bedroom) and Family Bathroom.

Outside: To the front is private driveway with access into generous Garage (double garage width). To the rear is enclosed private garden and brick built Garden Room/Home Office.

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, forking left at the Gatehouse onto the A449 Ombersley Road. Continue for approximately 1.5 miles and turn right into Cornmeadow Lane. Continue along Cornmeadow Lane for approximately half a mile and turn left into Meadow Road, where number 37 can be located on the left hand side, as indicated by our For Sale board.

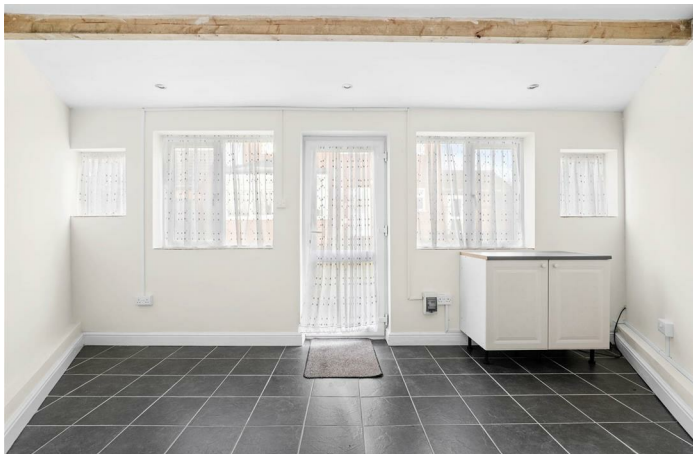
WAM 6906

Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: D





Total area: approx. 147.5 sq. metres (1588.1 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.

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.

Floorplan Measurements:

HOME OFFICE / GARDEN ROOM:
17'4" maximum x 13'0" maximum

LIVING ROOM:
20'8" x 11'6"

CONSERVATORY:
10'4" x 10'3"

KITCHEN / DINING ROOM:
25'11" x 8'1"

UTILITY ROOM:
7'1" x 5'11"

BEDROOM 1:
12'1" x 11'10"

BEDROOM 2:
11'9" x 9'10"

BEDROOM 3:
10'6" x 8'6"

EN-SUITE / FORMERLY BEDROOM 4:
8'7" x 8'6"

BATHROOM:
7'0" x 5'6"

DOUBLE GARAGE:
16'9" x 16'2"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ