



## Melrose Close, St. John's, Worcester

A beautifully presented and extended spacious three bedroom semi detached traditional style family home, situated in a quiet cul-de-sac within the popular St. John's area of Worcester.



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£325,000

All measurements are approximate.

Accommodation in more detail comprises:

The property is entered via part obscure glazed door giving access into:

#### ENTRANCE HALL:

With radiator and decorative cover, ceiling light point, coving, stairs rising to the first floor, door into:

#### SPACIOUS SITTING ROOM: 25'1" max into bay 22'4" min x 15'10" max 10'0"

with bay window to the front aspect, ceiling light points, two radiators, gas log burner style fire, useful understairs cupboard, double opening glazed panel doors to:

#### KITCHEN / DINING ROOM: 19'7" max 16'7" min x 14'3" max

Fitted with contemporary style matching base and wall mounted units, one and a half bowl stainless steel drainer sink unit with mixer tap over, appliances include double oven with gas hob and extractor hood and lighting over, integral dishwasher, integral fridge freezer, window to the rear aspect, double glazed bi-fold doors to the rear aspect, skylight window to the rear aspect, recessed ceiling light points, two radiators, doors off to:

#### HOME OFFICE / OCCASIONAL BEDROOM: 9'6" x 7'10"

With recessed ceiling light points, hatch to loft space, radiator.

#### DOWNSTAIRS SHOWER ROOM:

Fitted with low level W.C., pedestal wash hand basin with mixer tap over, shower cubicle, skylight window to the side aspect, recessed ceiling light points, radiator.

#### UTILITY ROOM: 5'9" x 5'3"

Fitted with a matching range of base and wall mounted units, drainer sink unit with mixer tap over, space and plumbing for washing machine and tumble dryer, wall mounted Worcester gas central heating boiler, ceiling light point, radiator, window to the rear aspect.

From the Entrance Hall, stairs rise to the first floor:

#### LANDING:

With obscure window to the side aspect, ceiling light point, hatch to loft space, door to:

#### BEDROOM 1: 13'8" max into bay 10'10" min x 9'3"

With window to the front aspect, ceiling light point, radiator.

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

With window to the rear aspect, ceiling light point, radiator, fitted wardrobes with mirrored sliding doors.

#### BEDROOM 3: 7'9" x 6'5"

With window to the front aspect, ceiling light point, radiator, fitted wardrobes.

#### FAMILY BATHROOM:

Fitted with low level W.C., pedestal wash hand basin, rolled top bath, obscure windows to the front and rear aspect, recessed ceiling light points, radiator.

#### OUTSIDE:

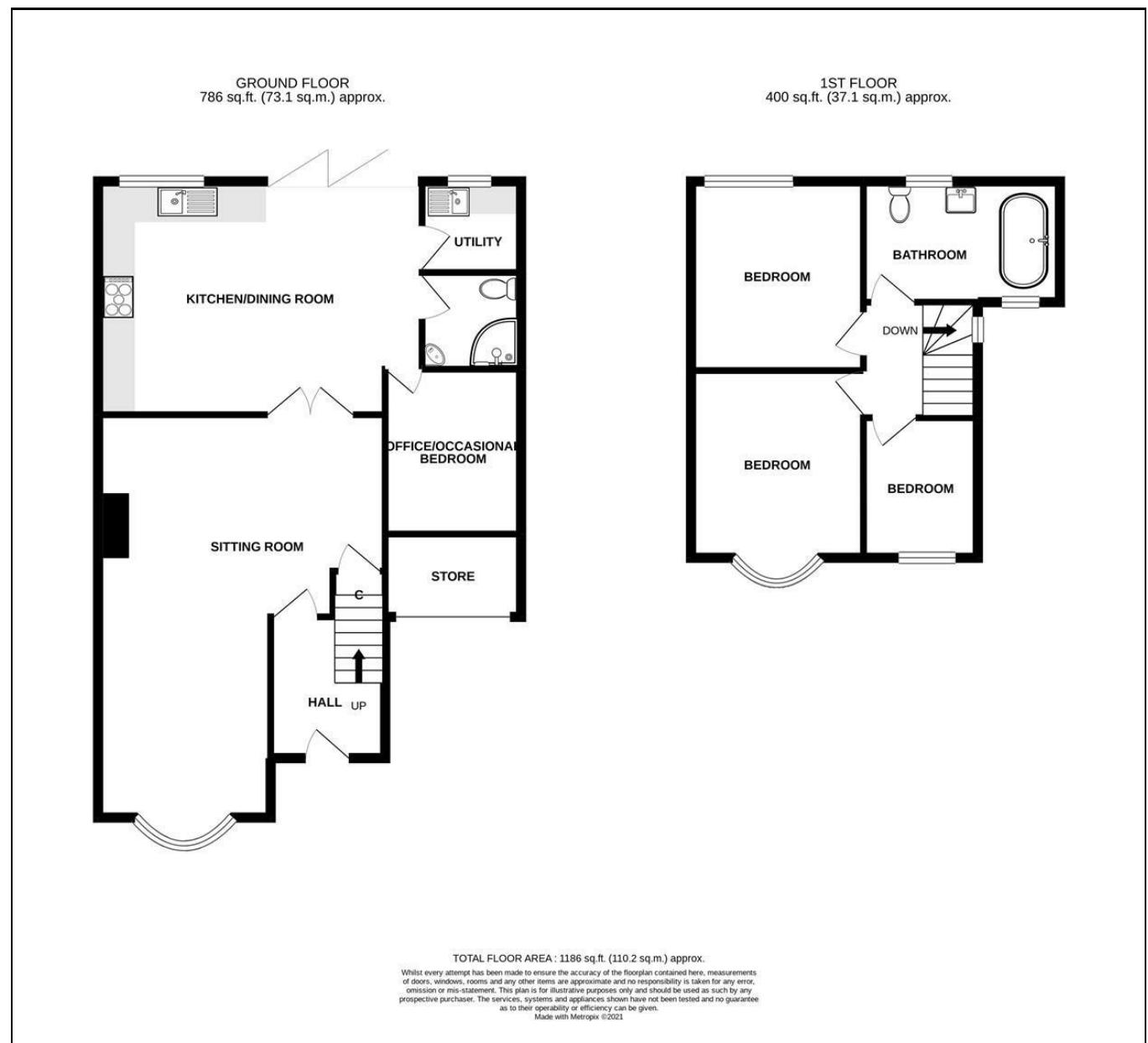
To the front of the property is a private driveway with courtesy outside lighting, covered porch area and access into USEFUL STORE via up and over door.

The rear garden offers a good degree of privacy, initially laid to a spacious patio seating area with courtesy lighting, power points and outside tap. The remainder of the garden is largely laid to lawn with a shrub border, useful shed and is fully enclosed by fencing.

#### EPC RATING: D

WAM 6602

D1 - 30/11/2021



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, rooms, and any other areas are approximate and no warranty is taken. Any omission or misdescription is for the purpose only and should not be taken as such by any prospective purchaser. The services and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### 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. **TENURE:** We understand the property is offered for sale FREEHOLD. **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.

#### ROUTE TO THE PROPERTY:

From Worcester City centre proceed in a westerly direction over the river bridge, passing along New Road, crossing the traffic island proceeding up the Bullring and through the traffic lights onto Bromyard Road (A44). After a short distance turn right into Comer Road. Continue along before taking a right into Melrose Close, where number 24 can be found on the right hand side, as indicated by our For Sale board.