



**Allan Morris**  
estate agents

Cornmeadow Lane, Claines,  
Worcester.

**2 Cornmeadow Lane, Claines, Worcester.**

**WR3 7NY**

**Features**

- 3 Bedroom detached house
- Sought after North Worcester location
- Local schooling and amenities
- Large extended Reception Room
- In need of updating throughout
- Parking and gardens to front and rear
- **NO ONWARD CHAIN**

'2 Cornmeadow Lane' is situated within this sought after area of North Worcester, offering easy access to Worcester City, amenities and major transport links.

Accommodation briefly comprises: Entrance Porch leading into Entrance Hall with wood block flooring, Sitting Room with open fire and doors to the rear, Dining Room/further Reception with access into Kitchen, further large extended Reception, Kitchen/Breakfast Room with small Utility Area off, Conservatory and downstairs Shower Room. On the first floor: Three Bedrooms, Bathroom and separate W.C.

Outside: To the front is off road parking via driveway, with front garden which wraps around to the side and rear.





#### **Directions:**

From Worcester City centre, proceed in a northerly direction onto the A449, Ombersley Road. Continue along and turn right into Cornmeadow Lane, where number 2 will be found on the right hand side, as indicated by our For Sale board.

WAM 7096

#### **Useful Information:**

Tenure: Freehold

EPC Rating: E

Council Tax Band: D



## 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:

**SITTING ROOM:**  
16'7" x 11'11"

**DINING ROOM:**  
12'2" x 12'0"

**KITCHEN / BREAKFAST ROOM:**  
9'10" x 9'4"

**CONSERVATORY:**  
13'10" x 8'2"

**FURTHER RECEPTION / FAMILY ROOM:**  
21'6" x 10'0"

**DOWNSTAIRS SHOWER ROOM:**  
9'9" x 3'4"

**DOWNSTAIRS BATHROOM:**  
11'2" x 4'9"

**BEDROOM 1:**  
16'0" x 11'11"

**BEDROOM 2:**  
12'0" x 12'0"

**BEDROOM 3:**  
10'2" x 9'10"

**W.C.:**  
6'6" x 2'11"

**BATHROOM:**  
6'9" x 6'6"

## Contact us:

Address:  
32 Sidbury, Worcester, WR1 2HZ