



Allan Morris
estate agents

Talavera Road, Norton,
Worcester.

37 Talavera Road, Norton, Worcester.

WR5 2SB

Features

- 3 Bedroom link detached house
- Sought after Norton location
- Good size Sitting Room
- New contemporary bathroom suite
- Easily maintained rear garden
- Ample off road parking and garaging
- EV Charger

A well presented three bedroom link detached house, situated within this sought after area, offering local amenities, easy access to schooling, Worcester City and major transport links.

Accommodation briefly comprises: Entrance Hall, newly fitted Cloakroom, good size Sitting Room and Kitchen/Dining Area. On the first floor: Master Bedroom with En-Suite, two further Bedrooms and a modern contemporary Family Bathroom. There are majority of new doors, flooring and redecoration.

Outside: Off road parking, EV charger and Garaging to the front, with gated access to the rear (also accessed from the Dining Area), onto an easily maintained garden with rear access to Garage.

LOCATION:

The property is situated within the popular village of Norton, offering excellent access to major transport links, to include M5 at Junction 7, as well as Worcestershire Parkway Station. Norton also offers excellent local schooling, as well as easy access to local shops and amenities.





Directions:

From Worcester City centre take the A38 Bath Road in a southerly direction and proceed to the outskirts of the City. At the traffic island just past the Ketch Public House, take the first exit onto the A4440 signposted to the M5. At the next traffic island take the third exit into Norton Road and then at the next roundabout take the left hand turn into Crookbarrow Road. Continue along this road and at the next roundabout take a right hand turn into Talavera Road. Follow the road around to the left, where number 37 will be found on the left hand side, as indicated by our For Sale board.

WAM 6957

Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: D



Ground Floor

Approx. 55.0 sq. metres (591.7 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.1 sq. feet)



Total area: approx. 95.3 sq. metres (1025.8 sq. feet)

DISCLAIMER - Floor plans shown 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:

SITTING ROOM:
16'6" x 13'5"

KITCHEN / DINING ROOM:
16'6" x 9'2"

BATHROOM:
6'5" x 5'11"

BEDROOM 1:
11'10" x 9'5"

EN-SUITE:
7'3" x 4'7"

BEDROOM 2:
12'2" into recess x 10'4"

BEDROOM 3:
7'10" x 6'11"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ