



Allan Morris
estate agents

**Ottawa Close, Lower Wick,
Worcester.**

4 Ottawa Close, Lower Wick, Worcester. WR2 4XN

Features

- 3 Bedrooms
- Malvern Views
- Garage
- Off Road Parking
- Large Garden
- Well Presented

A spacious and very well presented three bedroom semi detached property, situated in the popular area of Lower Wick, with easy access to local schooling and amenities. The property benefits from a westerly aspect and Malvern views.

Accommodation briefly comprises: Entrance Porch, Hallway, Sitting Room, Dining Room and Kitchen. On the first floor: Three Bedrooms and Family Bathroom.

Outside: To the front is off road parking for approximately 2 vehicles via block paved driveway. To the rear is a landscaped garden and Garage.

LOCATION:

4 Ottawa Close is situated in the popular Lower Wick area of Worcester, benefiting from close proximity to shops, schooling and access via the bypass to major transport links.

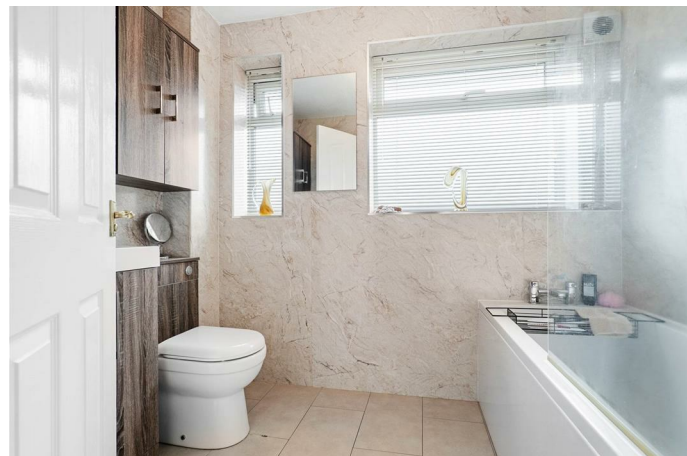
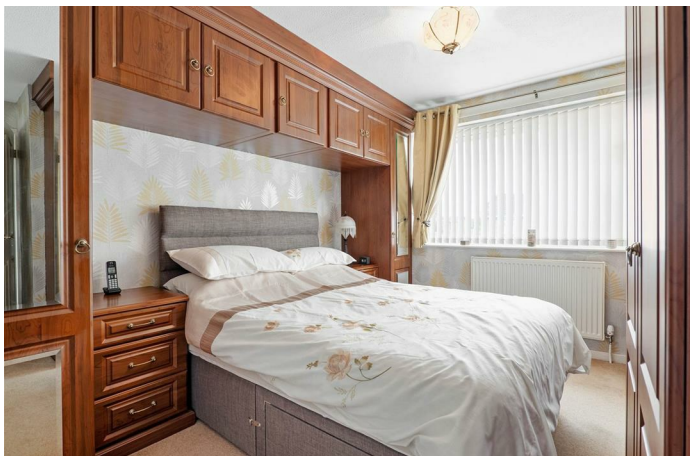




Directions:

From Worcester City centre proceed over the river bridge onto New Road, passing the Cricket Ground on the left. Keep in the left hand lane and fork onto the A449 Bromwich Road. At the next roundabout take the 2nd exit onto Canada Way. After a short distance turn left onto Columbia Drive and then left onto Ottawa Close, where number 4 can be found on the right hand side, as indicated by our For Sale board.

WAM 6714



Useful Information:

Tenure: Freehold

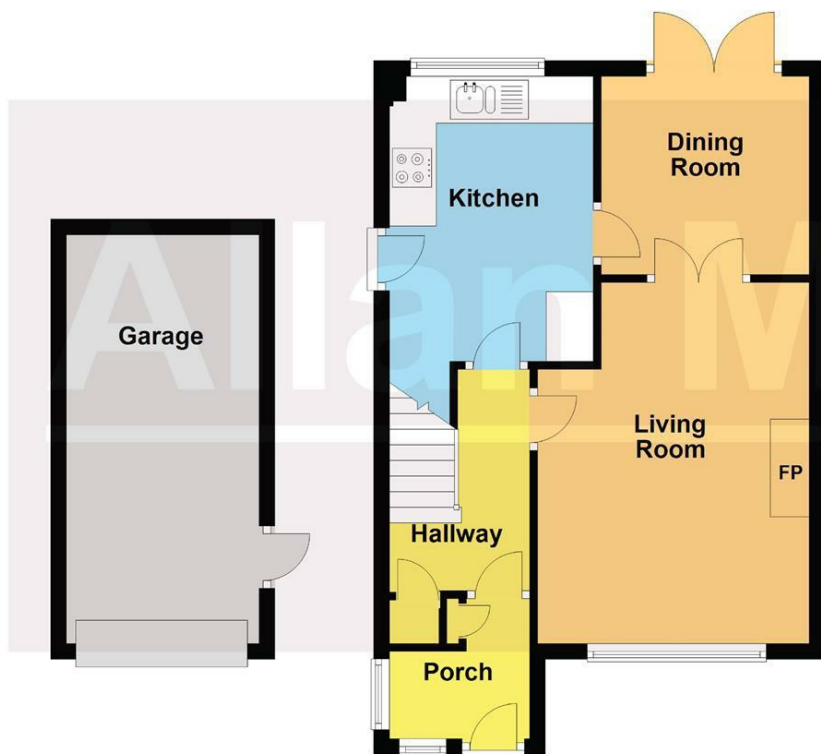
EPC Rating: C

Council Tax Band: C



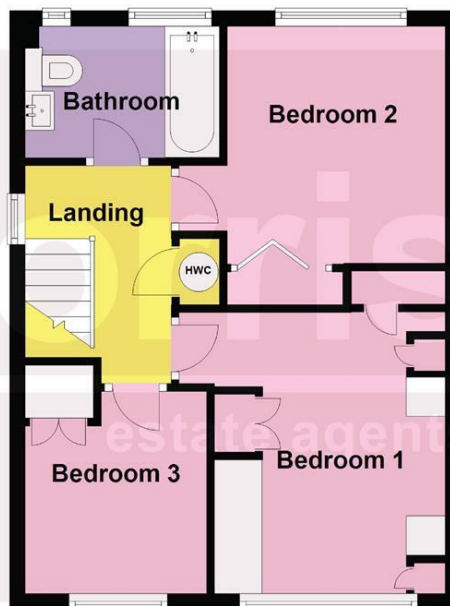
Ground Floor

Approx. 54.2 sq. metres (583.6 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



Total area: approx. 93.3 sq. metres (1004.5 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.

Floorplan Measurements:

PORCH:

6'3" maximum x 5'6" maximum

SITTING ROOM:

15'2" maximum x 11'5" maximum

DINING ROOM:

8'9" x 8'5"

KITCHEN:

11'9" maximum x 8'6" maximum

BEDROOM 1:

11'7" maximum 9'5" minimum x 11'6"

BEDROOM 2:

11'1" maximum 9'5" minimum x 10'2"

BEDROOM 3:

8'8" x 8'2"

BATHROOM:

8'1" x 5'6"

GARAGE:

17'6" x 8'0"

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.

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