



**Allan Morris**  
estate agents

**Fleet Row, St Peters,  
Worcester.**



## 4 Fleet Row, St Peters, Worcester. WR5 3US

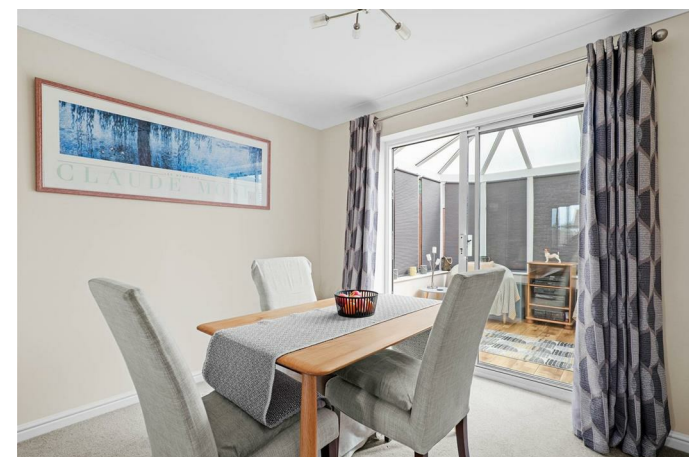
### Features

- Immaculate 4 bedroom detached house
- Sought after location of St. Peter's
- Local schooling and amenities close by
- Large block paved driveway
- Pleasant and very well maintained rear garden
- Elevated position views towards Cathedral

A fantastic detached family home situated within the popular area of St. Peter's, offering excellent local schooling and amenities close by, together with easy access to Worcester City and major transport links. The property is immaculately presented and offers well planned, spacious family accommodation together with ample off road parking and a very pleasant rear garden. The property occupies an elevated position which has views towards the Cathedral in the distance.

Accommodation comprising: Welcoming Entrance Hall with Karndean flooring, downstairs Cloakroom, Sitting Room, Dining Room, Conservatory with Karndean flooring, extended Kitchen/Breakfast Room fitted with modern units to include quartz worktops and splashbacks, several integrated appliances, kickboard lighting and Karndean flooring. To the first floor: Master Bedroom with good size En-Suite with Rainforest shower and additional shower, wall mounted mirror with sensor lighting, three further Bedrooms with views and Family Bathroom with Karndean flooring, majority tiled walls, wall mounted mirror with sensor lighting.

Outside: Ample off road parking via block paved driveway, gated access to the rear offering good size patio area, further lawn and hard standing for a shed.



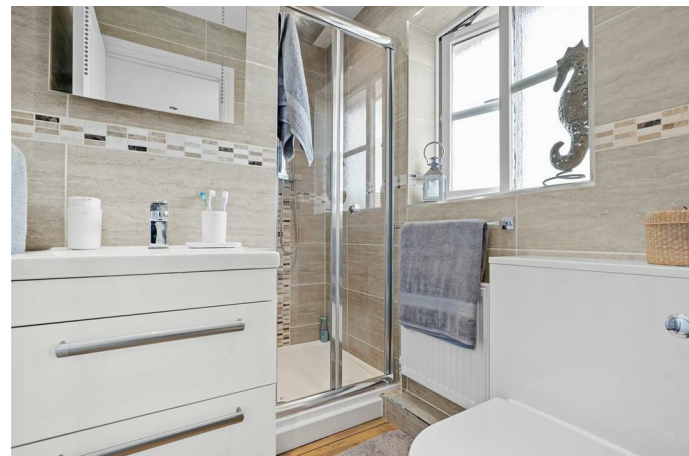




### Directions:

From Worcester City centre proceed out along the A38 Bath Road, bearing left at the first island onto St. Peter's Drive. Continue along, turning left into Rainthorpe Avenue, then turn right into Leven Drive. Turn right into Fleet Row, where number 4 can be found on the right hand side.

WAM 6840



### Useful Information:

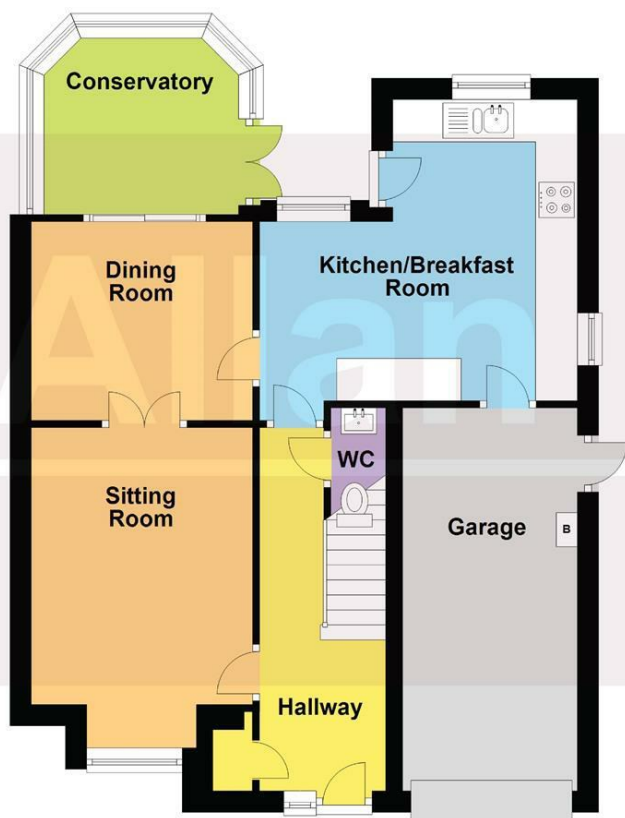
Tenure: Freehold

EPC rating: C

Council Tax Band: E

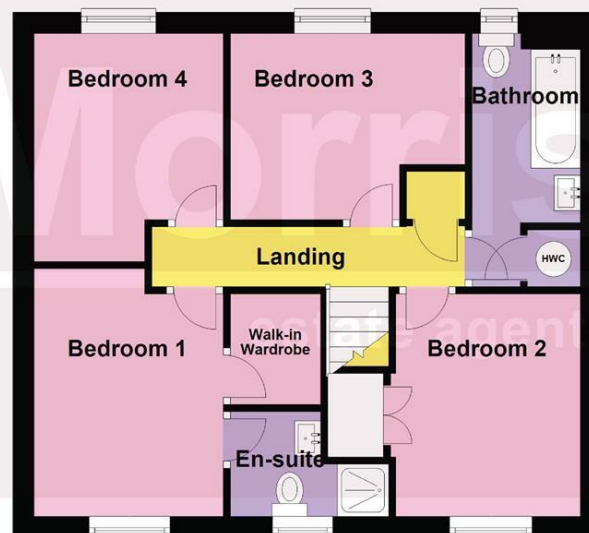
### Ground Floor

Approx. 71.6 sq. metres (770.9 sq. feet)



### First Floor

Approx. 52.8 sq. metres (568.0 sq. feet)



Total area: approx. 124.4 sq. metres (1339.0 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:

SITTING ROOM:  
14'11" x 10'4"

DINING ROOM:  
10'4" x 9'7"

KITCHEN / BREAKFAST ROOM:  
14'9" x 13'11" max

CONSERVATORY:  
9'2" x 7'6"

MASTER BEDROOM:  
11'5" x 8'10"

EN-SUITE:  
7'8" x 4'10"

BEDROOM 2:  
10'7" x 8'7"

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

BEDROOM 4:  
10'8" x 8'9"

### 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.

### Contact us:

Address:  
32 Sidbury, Worcester, WR1 2HZ

tel: 01905 612266

worcester@allanmorris-worcester.co.uk

www.allan-morris.co.uk