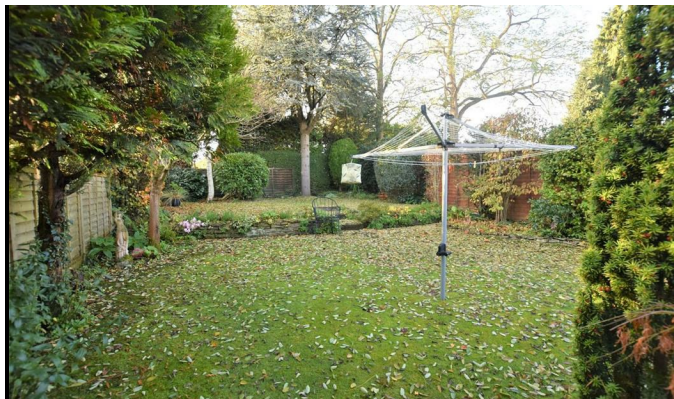


# Allan Morris

estate agents



## Bevere Close, Bevere, Worcester

An extended three bedroom semi detached family home, enjoying a generous plot, situated in the sought after Bevere area of Worcester.



OFFERS OVER £300,000

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24, Bevere Close, Worcester, WR3 7QH

*All measurements are approximate. Accommodation in more detail comprises:*

The property is entered via door giving access into:

**ENTRANCE HALL:**  
with wall light point, radiator, stairs rising to the first floor, door to:

**DOWNSTAIRS CLOAKROOM:**  
with low level W.C., obscure window to the side aspect, ceiling light point.

**KITCHEN: 14'7" maximum x 10'1" maximum 6'5" minimum**  
fitted with a matching range of base and wall mounted units, one and a half bowl stainless steel drainer sink unit with mixer tap over, space for oven, space for further appliances, space and plumbing for washing machine, ceiling light point, wall mounted gas central heating boiler, windows to the side and rear aspect, part obscure UPVC double glazed door giving access out to the side of the property.

From the Entrance Hall, door gives access into:

**SITTING ROOM: 22'5" x 11'4"**  
The centrepiece of which is a coal effect gas fire, window to the front aspect, ceiling light point, wall light point, radiator, television aerial point, obscure panel glazed doors giving access into:

**DINING ROOM: 15'8" x 11'8" maximum 7'5" minimum**  
with window to the rear aspect overlooking the rear garden, obscure double glazed door giving access out to the rear, ceiling light point, two radiators.

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

**LANDING:**  
with window to the side aspect, ceiling light point, hatch giving access to loft space, door to:

**BEDROOM 1: 11'11" x 11'3"**  
with window to the front aspect, ceiling light point, radiator, range of fitted wardrobes.

**BEDROOM 2: 12'1" x 11'4" maximum (to rear wardrobe)**  
with window to the rear aspect, ceiling light point, radiator, range of fitted wardrobes, cupboard housing the hot water tank.

**BEDROOM 3: 8'7" maximum 6'6" minimum x 6'6"**  
with window to the front aspect, ceiling light point, radiator, over stairs cupboard.

**FAMILY BATHROOM:**  
with low level W.C., pedestal wash hand basin, bath with shower over, ceiling light point, coving, radiator, part tiled walls, obscure window to the rear aspect.

**OUTSIDE:**  
To the front of the property is a foregarden with pebbled area and shrub border. There is a covered porch area with lighting and a generous driveway to the side of the property providing parking for several vehicles, separated into two sections via wrought iron double opening gates. To the rear of here is access into:

**SINGLE DETACHED GARAGE:**  
via up and over door.

From here, there is gated access to the rear garden, initially onto a patio seating area with the benefit of outside tap and courtesy lighting. The main part of the garden is largely laid to lawn with a number of mature trees and shrubs, all enclosed by fencing and hedging offering a good degree of privacy.

**EPC RATING: D**

**WAM 6620**

**D1 - 06/12/2021**



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 out along the Tything, forking left at the Gatehouse onto the A449 Ombersley Road, in the direction of Kidderminster. Continue for approximately 1.5miles before turning left into Green Lane. Take the 2nd left into Bevere Close where number 24 can be located on the right hand side.