

# Allan Morris

estate agents



NEW

Details Approved

Signed .....

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## Mallard Close, Worcester

A three bedroom semi detached family home, situated in a quiet location to the West of Worcester City. NO ONWARD CHAIN.



£240,000

Allan Morris Worcestershire Limited. Registered in England and Wales. Company Number 7151279  
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23, Mallard Close, Worcester, WR2 4BB

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

The property is entered via sliding double glazed door into:

**PORCH**

With lighting and part obscure double glazed UPVC door into:

**SITTING ROOM 17'9" x 12'5" maximum 12'3" minimum**

The centrepiece of which being a fireplace, window to front aspect, ceiling light point, inset floor lighting, stairs rising to first floor, two radiators and archway through to:

**DINING ROOM 11'4" maximum 9'10" minimum x 9'5"**

With ceiling light point, radiator, sliding glazed doors to Conservatory and door to:

**KITCHEN 9'10" x 7'10"**

Fitted with matching base and wall mounted units, incorporating one and a half bowl single drainer sink unit with mixer tap over, space for oven, space for further appliances, ceiling light point, window to rear aspect, radiator and obscure glazed door providing access out to the side.

**CONSERVATORY 16'11" x 9'4"**

With part double glazed UPVC sliding door providing access to rear garden.

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From Sitting Room stairs rise to first floor:

**LANDING**

With ceiling light point, door to linen cupboard and door to:

**BEDROOM 1 13'9" maximum 11'8" minimum x 10'9"**

With window to front aspect, ceiling light points, fitted wardrobe, radiator.

**BEDROOM 2 10'11" x 8'8"**

With window to rear aspect, ceiling light point, radiator.

**BEDROOM 3 7'5" x 6'11"**

With window to front aspect, ceiling light point, radiator.

**FAMILY BATHROOM**

Fitted with low level W.C., pedestal wash hand basin and bath with shower over, part tiled walls, ceiling light point, obscure window to rear aspect, radiator.

**OUTSIDE:**

To the front of the property is a pebbled foregarden and driveway which runs down the side of the property, with security light, useful outside tap, gated access to rear garden and access to:

**SINGLE GARAGE 19'0" x 8'2"**

Via up and over door.

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The rear is of low maintenance, initially laid to 2 patio areas and with pebble garden to the rear, all enclosed by fencing. There is also a pedestrian door providing access into the Garage.



**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: Freehold We understand the property is offered for sale . 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 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. Turn left into Cormorant Rise before reaching the roundabout and M&S. Then, take the next left into Mallard Close, where number 23 can be found on the left hand side.