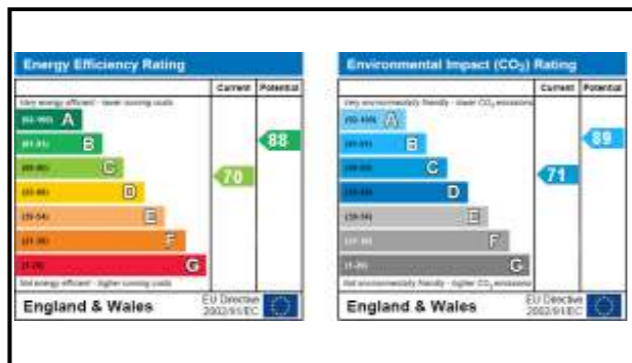


Offices throughout Worcestershire & Mayfair, London



# Allan Morris

estate agents



Water Croft, Long Meadow, Warndon Villages, Worcester.

A very well maintained two bedroom back-to-back house, recently redecorated throughout, situated within this sought after area, close to amenities and transport links.



PRICE: OIRO £ 145,000

NO ONWARD CHAIN

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### 31 Water Croft, Home Meadow, Warndon Villages, Worcester. WR4 0HR

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

Approached by way of a slabbed pathway, door to store, housing gas and electric meters, covered porch, outside courtesy light and UPVC part obscure double glazed door providing access into:

**ENTRANCE HALL:** ceiling light point, smoke alarm, door to Lounge/diner and doorway to:

**FITTED KITCHEN:** 12'03" x 5'07" (3.65m x 1.52m), fitted with range of contemporary matt slate grey base and wall mounted units with tiled splash backs and wood effect laminate worktop over, incorporating stainless steel single drainer sink unit with chrome tap over, integrated electric oven and grill, with 4 ring gas hob and stainless steel extractor hood above. Wall mounted Worcester combination boiler. Space and plumbing for washing machine, space for fridge, ceiling light point, radiator, wood effect vinyl flooring, UPVC double glazed windows to front and side elevation.

From Entrance Hall door leads into:

**LOUNGE/DINER:** 14'05" max x 13'11" max (4.26m x 3.96m), with UPVC double glazed bay window to front elevation, ceiling light point, television aerial point, telephone point, radiator, gas fire set on marble and brick hearth. Stairs rising to first floor:

**LANDING:** with ceiling light point, smoke alarm, access to roof void, and door to:

**BEDROOM 1:** 10'07" x 12'04" max into wardrobe 9'01" min (3.04m x 3.65m max, 2.74m min), a good size double room with UPVC double glazed window to front elevation, ceiling light point, radiator. Fitted wardrobe with sliding doors, hanging rail with shelf over. Door to airing cupboard with slatted wooden shelf.

**BEDROOM 2:** 8'11" x 6'0" (2.43m x 1.83m), with UPVC double glazed window to front elevation, ceiling light point, radiator.

**FAMILY BATHROOM:** 5'09" x 5'09" (1.52m x 1.52m), fitted with a contemporary white suite comprising of panelled bath with chrome mixer tap, wall mounted chrome shower with chrome shower hose and rail, shower curtain rail, low level W.C. and pedestal wash hand basin, fully tiled walls with inset border, complimentary vinyl flooring, wall mounted chrome ladder radiator, extractor fan, ceiling light point, UPVC double glazed obscure window to side elevation.

#### **OUTSIDE:**

The property benefits from an **ALLOCATED PARKING SPACE**, with ample visitor parking. Well maintained communal gardens surround the property, mostly laid to lawn with mature shrub borders.



#### **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 LEASEHOLD. **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 B4205 Tolladine Road and at the roundabout take the 1st exit onto the B4638 Woodgreen Drive. At the next roundabout take the 1st exit onto Marsh Avenue. Continue along and turn right into Water Croft. Travel to the far end and turn left into the cul-de-sac, where number 31 can be found in the furthest corner on the right hand side.