

# Allan Morris

estate agents



General View

## Kennett Green, Worcester.

A very well presented two bedroom top floor Apartment, enjoying wonderful views towards the Malvern Hills and being situated in a quiet location, yet close to Worcester City centre.



PRICE: 'Offers in region of' £ 139,950

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**23 Kennett Green, Worcester. WR5 1JQ**

***All measurements are approximate.***

***Accommodation in more detail comprises:***

The property is entered via front door, providing access into:

**ENTRANCE PORCH:** with ceiling light point and door into:

**HALL:** with ceiling light points, hatch to spacious loft area via loft ladder with the benefit of lighting, ceiling light points, radiator, door to linen cupboard, door to Sitting Room/Dining Room and door to:

**KITCHEN:** 8'9" x 8'4" (2.67m x 2.54m), fitted with matching base and wall mounted units, incorporating stainless steel single drainer sink unit with mixer tap over, integral oven with gas hob over with extractor and lighting, space and plumbing for washing machine, space for fridge/freezer, cupboard housing the gas combination central heating boiler, tiled splash back, ceiling light point, under lighting, window to rear aspect.

**SITTING ROOM / DINING ROOM:** 15'3" x 11'1" maximum 8'10" minimum (4.65m x 3.38m maximum 2.69m minimum), with window to rear aspect, ceiling light point, television aerial points, telephone point, two radiators.

**MASTER BEDROOM:** 11'3" x 8'8" (3.43m x 2.64m), with window to front aspect with glorious far reaching views towards the Malvern Hills, ceiling light point, television aerial point, radiator, telephone point.

**BEDROOM 2:** 9'10" x 8'2" (3.00m x 2.49m), with window to front aspect with glorious far reaching views towards the Malvern Hills, ceiling light point, radiator.

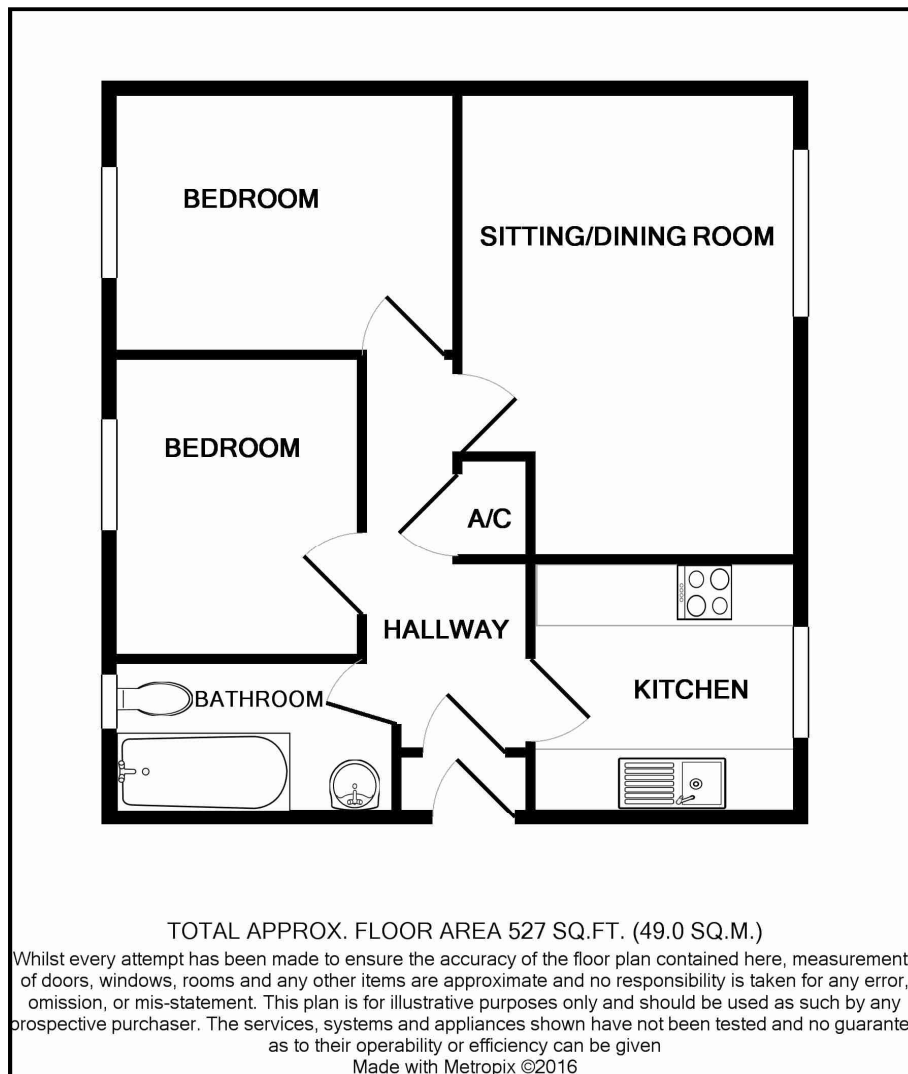
**BATHROOM:** fitted with low level W.C., pedestal wash hand basin and bath with shower over, recessed ceiling light points, extractor fan, radiator, part tiled walls, obscure window to front aspect.

**OUTSIDE:**

The property benefits from an allocated parking space, as well as the use of generous communal visitor parking area.

**AGENTS NOTE:**

***The main furniture within the property may be available by separate negotiation.***



## 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 the Allan Morris office in Sidbury, proceed along City Walls Road turning right at the roundabout. Continue along this road for a short distance and at the next island carry straight on, turning right at the next set of traffic lights and then left underneath the Railway Bridge. Continue and turn right at the next set of traffic lights, into Williamson Road. Continue along and turn left into Kennett Green, where the Apartment building will be seen on the left hand side.

