



**Allan Morris**  
estate agents

**Oaklands, Worcester.**

## 4 Oaklands, Worcester. WR5 1SL

### Features

- 4 Bedroom detached family home
- Sought after location
- Flexible accommodation
- Established area within easy reach of the M5
- Double garage, parking and garden

A detached house offering good sized accommodation, with established gardens.

Accommodation briefly comprises: Entrance Hall, Cloakroom, Sitting Room with sliding door to garden, Dining Area, Kitchen and Utility. On the first floor: Master Bedroom with wardrobes and En-Suite Bathroom, double Bedroom 2 with wardrobes and two further Bedrooms with wardrobes, Family Bathroom with shower over.

Outside: Good size driveway leading to detached double Garage and access from garden. To the rear there is a pleasant, mature garden with side access. The property lies within an established area with mature trees, etc.

### LOCATION:

The property is located within easy reach of local schooling, amenities, the Hospital and motorway links.

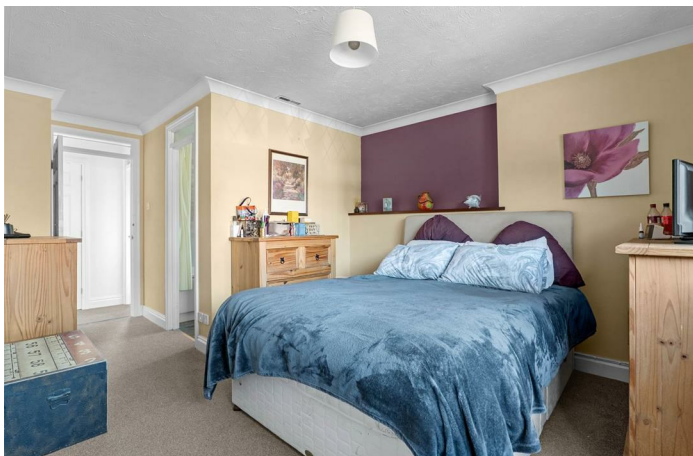




### Directions:

From Worcester proceed up the Newtown Road and continue along for some distance. Turn left into Leopard Rise, then right onto Oaklands, where number 4 will be found on the right hand side, as indicated by our For Sale board.

WAM 7140



### Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: E



Total area: approx. 147.7 sq. metres (1589.5 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.

## 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.

## Floorplan Measurements:

**SITTING ROOM:**  
21'10" x 11'8"

**DINING ROOM:**  
14'7" x 9'2"

**KITCHEN:**  
12'8" x 11'2"

**UTILITY:**  
7'2" x 4'8"

**MASTER BEDROOM:**  
17'10" x 12'4"

**EN-SUITE BATHROOM:**  
6'4" x 6'0"

**BEDROOM 2:**  
13'0" x 11'10"

**BEDROOM 3:**  
9'3" x 8'5"

**BEDROOM 4:**  
9'4" x 7'10"

**FAMILY BATHROOM:**  
7'2" x 6'4"

**DOUBLE GARAGE:**  
17'7" x 17'6"

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## Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ