



Allan Morris
estate agents

Lobelia Close, St. Peter's,
Worcester.

**15 Lobelia Close, St. Peter's, Worcester.
WR5 3RR**

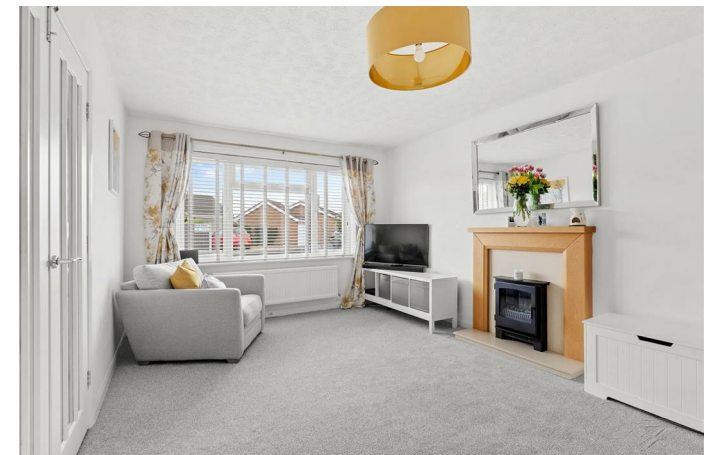
Features

- 4 Bedroom Detached Family Home
- Very Well Presented and Updated
- Master Bedroom with En-Suite
- Sought After Location of St. Peter's
- Ample Off Road Parking
- Very Pleasant Well Maintained Rear Garden

A very well presented four bedroom detached family home, situated within this sought after area of St. Peter's, with easy access to local schooling, Worcester City and major transport links.

The property has been finished to a high standard and offers well planned accommodation, briefly comprising: Welcoming Entrance Hall with new flooring, downstairs Cloakroom, Sitting Room with new double glass doors and bay window to front elevation, open-plan Kitchen/Breakfast/Dining Area with double opening French doors to the rear, Utility. On the first floor: Master Bedroom with En-Suite, three further Bedrooms and a modern style Family Bathroom.

Outside: To the front is ample off road parking via block paved driveway. To the rear of the property is a pleasant patio area for entertaining and a well maintained mature private rear garden.

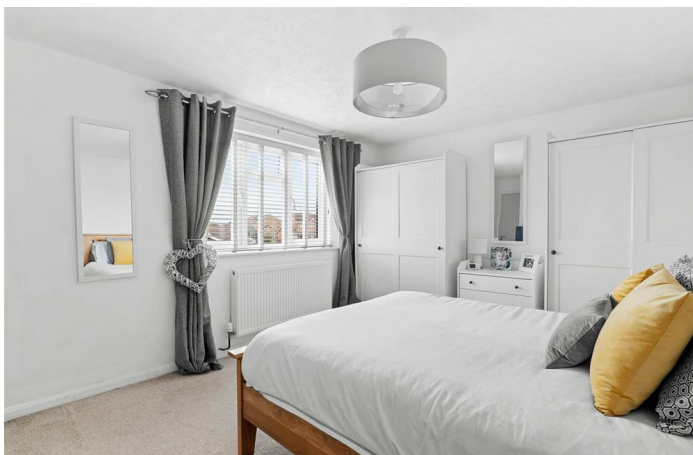




Directions:

From Worcester City centre proceed out along the A38 Bath Road, bearing left at the first island into St. Peter's. Take the first turning right into Primrose Crescent, continue around and bear right into Lobelia Close, where number 15 can be found on the left hand side.

WAM 6734



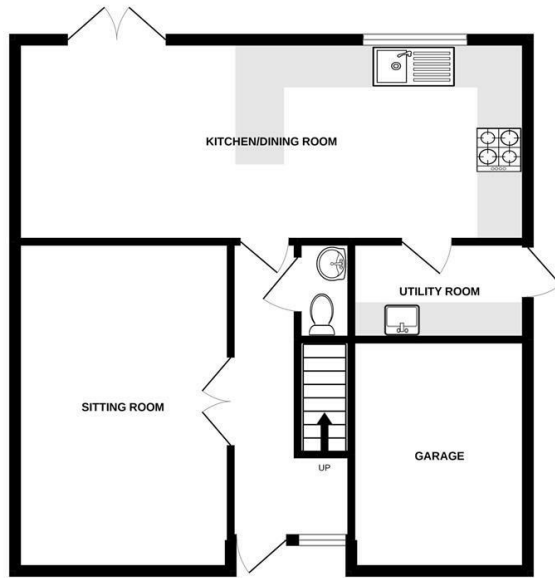
Useful Information:

Tenure: Freehold

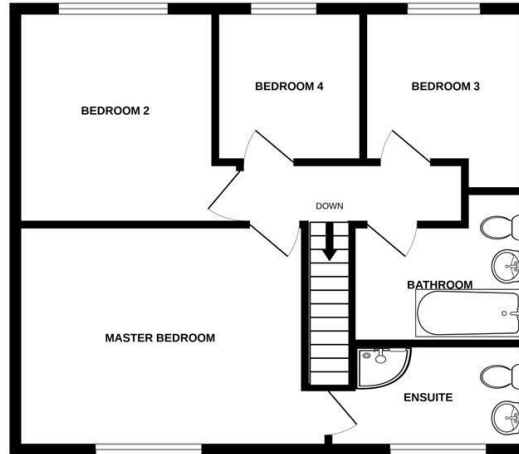
EPC Rating: D

Council Tax Band: E

GROUND FLOOR
681 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplan Measurements:

KITCHEN / BREAKFAST ROOM / DINING AREA:

25'10" x 10'2"

UTILITY:

7'11" x 6'8"

SITTING ROOM:

16'7" to bay x 10'10"

MASTER BEDROOM:

14'0" x 11'4"

EN-SUITE:

9'3" x 5'2"

BEDROOM 2:

11'0" x 10'10"

BEDROOM 3:

9'2" x 7'10"

BEDROOM 4:

8'3" x 7'9"

FAMILY BATHROOM:

7'2" x 7'8"

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.

Contact us:

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