



Allan Morris
estate agents

London Road, Worcester.

174 London Road, Worcester. WR5 2EJ

Features

- 3 Bedrooms
- Allocated parking
- Character throughout
- Convenient location
- End terrace

A characterful three bedroom end terrace period house, situated within easy reach of Worcester City centre, local schooling, motorway links and benefiting from allocated off road parking.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Sitting Room, Dining Room and open-plan Kitchen/Breakfast Room with Pantry. On the first floor: Three Bedrooms and Family Bathroom.

Outside: To the front is private garden and to the rear is a courtyard. The property further benefits from allocated parking space.

LOCATION:

The property is located on London Road, excellently placed for easy access back into Worcester City centre, as well as to the M5 motorway via Junction 7 and the Worcestershire Parkway Railway Station. The property is also within walking distance of popular schooling and Waitrose Supermarket.





Directions:

From Sidbury, proceed along London Road. Continue for approximately three quarters of a mile, where number 174 can be found on the right hand side, as indicated by our For Sale board.

WAM 7252



Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: C



Ground Floor

Approx. 62.1 sq. metres (668.6 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.1 sq. feet)



Total area: approx. 109.3 sq. metres (1176.7 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.

Floorplan Measurements:

SITTING ROOM:
13'0" x 11'10"

DINING ROOM:
11'10" x 11'0"

BREAKFAST ROOM AREA:
12'10" x 8'1"

PANTRY:
8'3" x 4'0"

KITCHEN:
12'3" x 7'1"

BEDROOM 1:
11'11" x 11'10"

BEDROOM 2:
11'11" x 11'10" max (to rear of wardrobe)

BEDROOM 3:
12'0" x 7'7"

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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