



Allan Morris
estate agents

**Malvern Road, St. John's,
Worcester.**

**181 Malvern Road, St. John's, Worcester.
WR2 4NN**

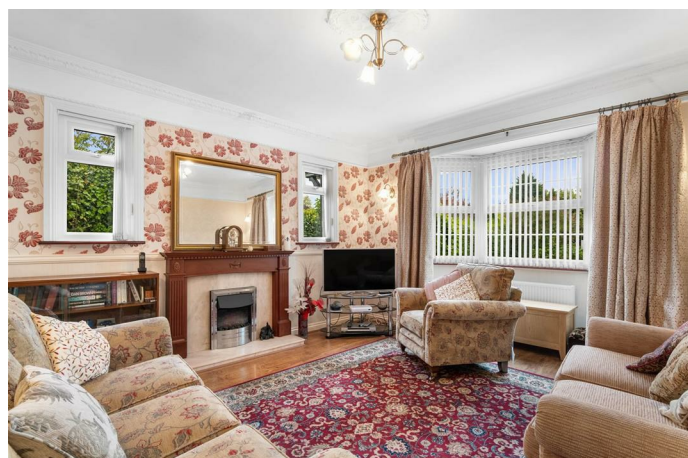
Features

- Large 3 bedroom detached Dormer Bungalow
- Sitting Room with bay window to front elevation
- Downstairs Master Bedroom with En-Suite
- Good size Family Kitchen + large Conservatory
- Block paved driveway for numerous cars + Garaging
- Mature large rear garden with ornamental pond

'181 Malvern Road' is a substantial three bedroom detached dormer bungalow, situated within this sought after area, with excellent local schooling, amenities and easy access to Worcester City and major transport links. Benefiting from ample off road parking, together with a mature well stocked rear garden.

Accommodation briefly comprises: Entrance Hall with storage, Sitting Room with bay window to front elevation, Dining Room with bay window to front, Bedroom 2/Office/further Reception, large Master Bedroom Suite with Dressing Area/built-in wardrobes and En-Suite, downstairs Family Bathroom with separate walk-in double shower with bath, Kitchen with integral appliances, doors leading to large heated Conservatory, with double opening doors leading onto garden. On the first floor: There is a 3rd double Bedroom and ample storage/wardrobes.

Outside: The front of the property has a small lawn and large block paved driveway leading to Garaging. The rear of the property can be accessed from the front or Conservatory, initially onto a good size patio area and lawn. There are various ornamental Chinese style pergodas and large ornamental pond with decorative railings. Through the archway the lawn continues, with mature planting, potting shed and further large Summer House/Workshop with power and lighting.

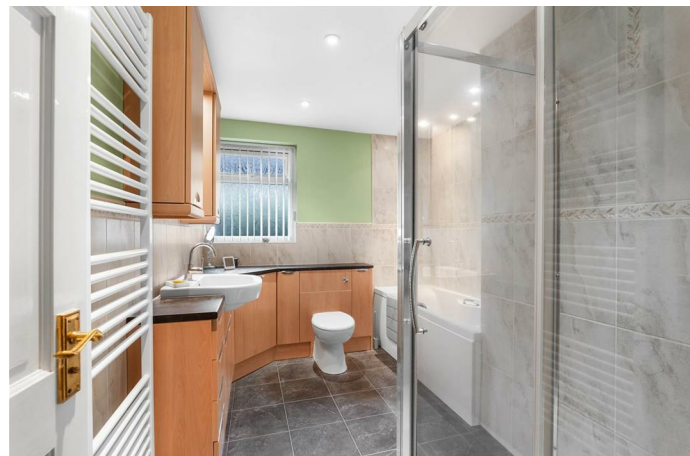




Directions:

From Worcester City centre proceed out over the river bridge and onto New Road, keeping the Cricket Ground on the left hand side. Continue straight on at the first island into the Bullring and bear left at the traffic lights onto Malvern Road. Continue along, where number 181 can be found on the left hand side, as indicated by our For Sale board.

WAM 7276



Useful Information:

Tenure: Freehold

EPC Rating: D

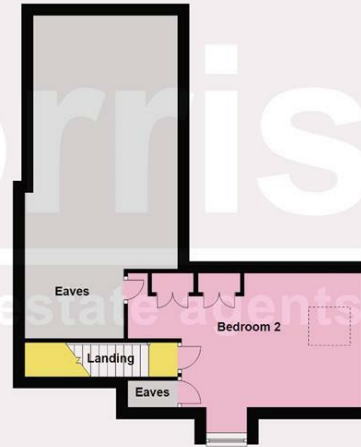
Council Tax Band: F



Ground Floor
Approx. 168.3 sq. metres (1789.9 sq. feet)



First Floor
Approx. 23.4 sq. metres (252.4 sq. feet)



Total area: approx. 189.7 sq. metres (2042.3 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:
16'0" to bay x 14'5"

DINING ROOM:
14'1" x 12'5" into bay

BEDROOM 2 / OFFICE:
14'5" x 9'10"

BEDROOM 3:
15'8" minimum x 13'9"

DOWNSTAIRS MASTER BEDROOM:
24'3" x 13'9"

EN-SUITE:
9'2" x 3'3"

DOWNSTAIRS FAMILY BATHROOM:
11'5" x 7'10"

KITCHEN:
17'0" x 9'10"

CONSERVATORY:
16'4" x 16'4"

GARAGE:
22'3" x 8'10"

SUMMER HOUSE / WORKSHOP:
17'8" x 11'5"

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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