



Allan Morris
estate agents

**Sunnyside Road, Barbourne,
Worcester.**

**33 Sunnyside Road, Barbourne, Worcester.
WR1 1RL**

Features

- Stunning period family home
- 4 Bedrooms and 2 En-Suites
- Open-plan Dining Kitchen
- Converted Cellar
- Sought after location
- NO ONWARD CHAIN

A stunning four bedroom semi detached period family home, situated in the highly sought after Barbourne area of Worcester and offered with No Onward Chain.

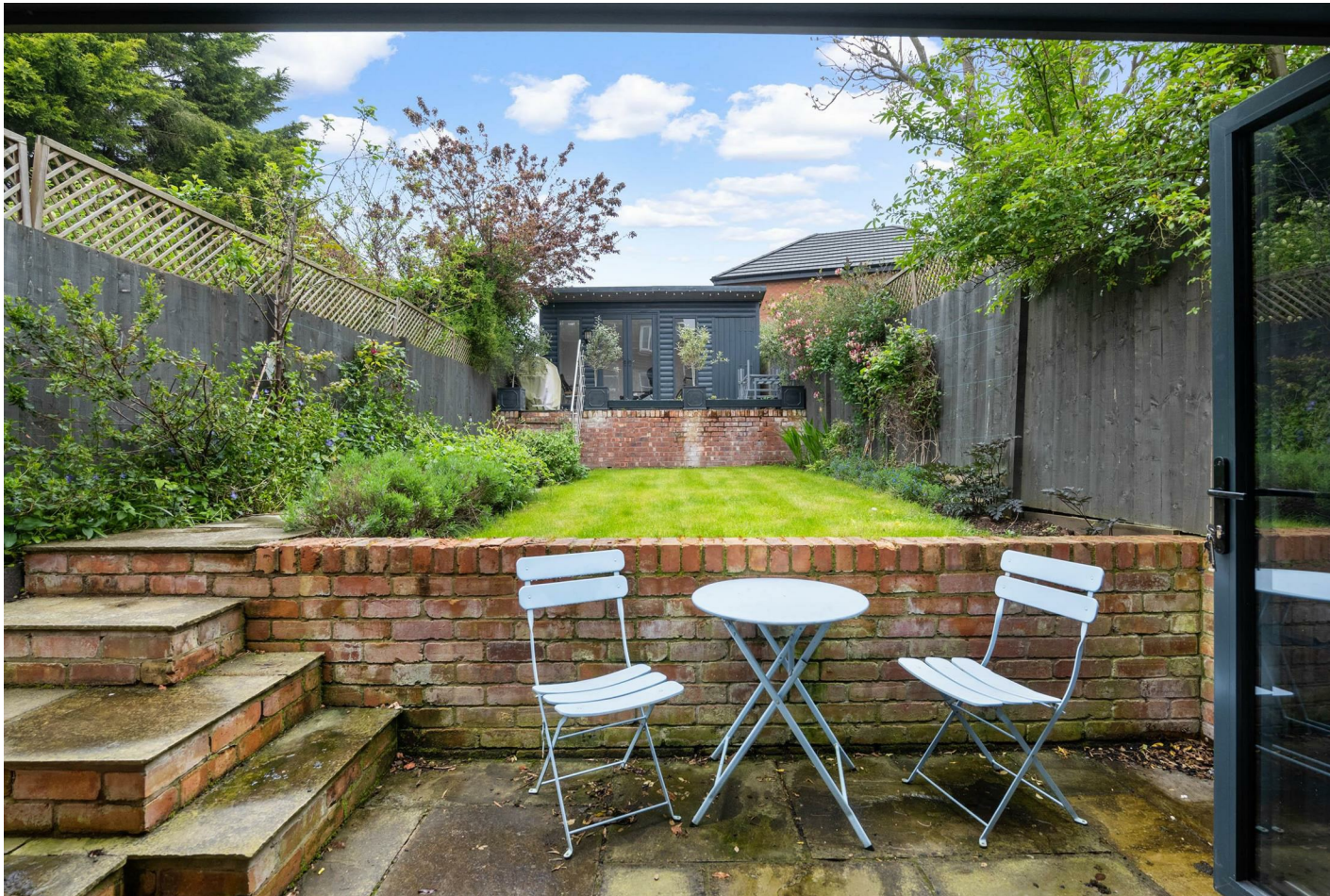
Accommodation briefly comprises: Living Room, Dining Room, downstairs Cloakroom and open-plan Dining Kitchen. On the first floor: Bedroom with En-Suite, two further Bedrooms and Family Bathroom. On the second floor: Master Bedroom with En-Suite Wet Room. There is also the benefit of a converted Cellar.

Outside: Delightful and quite private rear garden, benefiting from a useful Summer House/Home Office to the very rear of the garden.

LOCATION:

The property is situated within this sought after area of Barbourne, offering excellent local schooling, amenities, easy access into Worcester City and major transport links. Very close by is the award winning Gheluvelt Park, as well as several shops, bars and cafes. Within approximately 20 minutes walk is the city centre itself, as well as Foregate Street Station, offering direct rail links to Birmingham and London.





Directions:

From Worcester City centre proceed in a northerly direction into Barbourne, turn right into Sunnyside Road where number 33 can be found on the left hand side as indicated by our Agents For Sale board.

WAM 7282



Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: E



Ground Floor
Approx. 80.2 sq. metres (863.2 sq. feet)



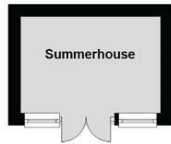
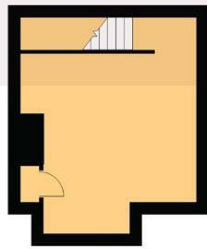
First Floor
Approx. 63.7 sq. metres (685.2 sq. feet)



Second Floor
Approx. 25.4 sq. metres (273.8 sq. feet)



Converted Basement
Approx. 21.3 sq. metres (228.8 sq. feet)



Total area: approx. 190.5 sq. metres (2051.0 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:

KITCHEN:
18'8" max 15'8" min x 8'8"

DINING AREA:
12'6" x 12'0"

UTILITY / W.C.:
6'2" x 5'5"

DINING ROOM:
11'9" x 11'0"

LIVING ROOM:
14'4" max 11'9" min x 10'9"

CELLAR:
13'0" x 13'6" max 11'1" min

BEDROOM 2:
11'6" max 10'3" min x 11'9"

EN-SUITE:
5'9" max x 5'9" max

BEDROOM 3:
11'9" x 11'0"

BEDROOM 4:
12'3" x 9'0"

BATHROOM:
9'7" x 5'5"

BEDROOM 1:
18'4" max 10'5" min x 13'7" max

EN-SUITE:
10'7" max x 6'9"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ

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.