



Allan Morris
estate agents

Bilford Road, Worcester.

Bilford
193
Road

193 Bilford Road, Worcester. WR3 8HL

Features

- 3 Bedroom semi detached family home
- Open-plan Kitchen/Diner
- 2 Bathrooms
- Generous off road parking
- Enclosed rear garden
- Popular school catchment

A well presented and extended three bedroom semi detached family home, situated in the highly popular North Worcester area.

Accommodation briefly comprises: Porch, Entrance Hall, Living Room, open-plan Kitchen/Diner and downstairs Shower Room. On the first floor: Three Bedrooms and Family Bathroom.

Outside: To the front is generous driveway providing parking for several vehicles. To the rear is enclosed garden made up of decked area, as well as Astro turf lawn and timber constructed Garage.

LOCATION:

The property is located in the popular North Worcester area, within a short walk of both Tudor Grange Primary Academy, as well as Tudor Grange Academy. Also within a short walk is Perdiswell Leisure Centre and Swimming Pool and easy access to the M5 motorway via Junction 6 and also the city centre itself, located just over 1 mile from the property.





Directions:

From our Office in Sidbury, proceed along City Walls Road. At the roundabout turn right, then first left at the next roundabout and straight over the traffic lights, bearing left at the mini roundabout and onto Rainbow Hill. Continue along this road dropping down the hill and straight over the next roundabout. Continue along onto Astwood Road and then onto Bilford Road. Follow road around to the left, where number 193 can be found on the right hand side, as indicated by our For Sale board.

WAM 7269



Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: C



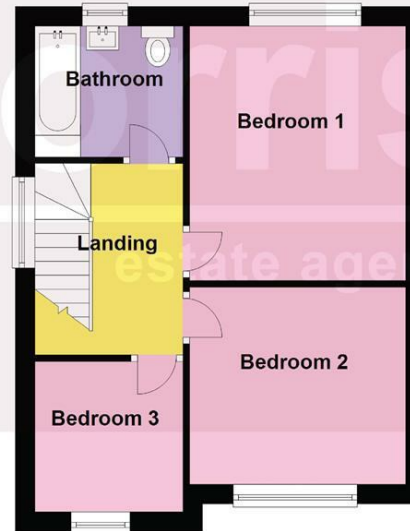
Ground Floor

Approx. 75.3 sq. metres (810.4 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



Total area: approx. 116.5 sq. metres (1253.6 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 / DINER:

25'2" max x 18'8" max 11'8" min

LIVING ROOM:

14'1" maximum (into bay) x 10'9"

BEDROOM 1:

12'9" x 10'9"

BEDROOM 2:

10'9" x 10'0"

BEDROOM 3:

7'9" x 7'5"

BATHROOM:

7'4" x 6'5"

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.

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