



Allan Morris

estate agents

Hillery Road, Worcester.

60 Hillery Road, Worcester. WR5 1RF

Features

- Modern detached family home
- 3 Bedrooms + 2 Reception Rooms
- Driveway
- Stunning rear garden
- Highly sought after location
- NO ONWARD CHAIN

A beautifully presented and well maintained three bedroom detached property, situated in a highly sought after area of Worcester. The property has a modern interior, tasteful yet neutral decoration and in a prime location for local amenities, being within walking distance of Nunnery Wood Primary and High Schools and the Sixth Form College. With good access to Junction 7 of the M5. Viewing is highly recommended.

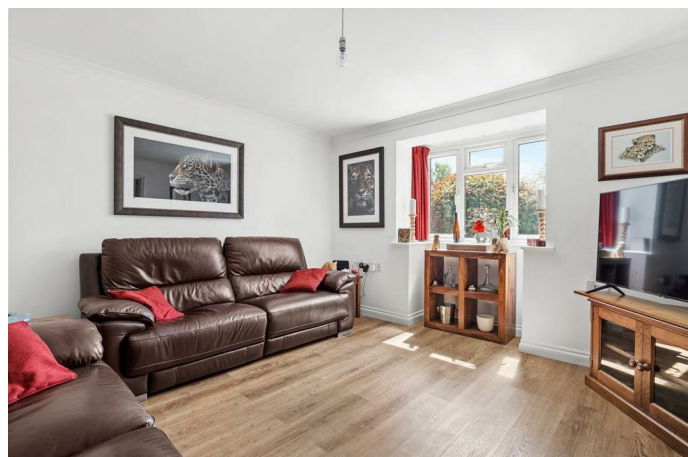
Accommodation briefly comprises: Porch, Hall, downstairs Cloakroom, Living Room, Kitchen/Diner with a host of built-in appliances and Family Room. On the first floor: Three bedrooms and Jack-and-Jill Family Bathroom.

Outside: To the front is low maintenance foregarden and block paved driveway. To the rear is glorious well tended landscaped garden with large shed and established borders. The property further benefits from electrical sockets and tap to front and rear.

LOCATION:

The property is situated on this highly sought after area, within easy walking distance to Waitrose Supermarket, Nunnery Wood High School and Worcester Sixth Form College. The City centre, motorway access and Worcestershire Parkway Railway Station with direct rail routes to London all within a 10 minute drive.

AGENT'S NOTE: We understand there was previously Planning Permission to extend the property further (if required), which has now lapsed.

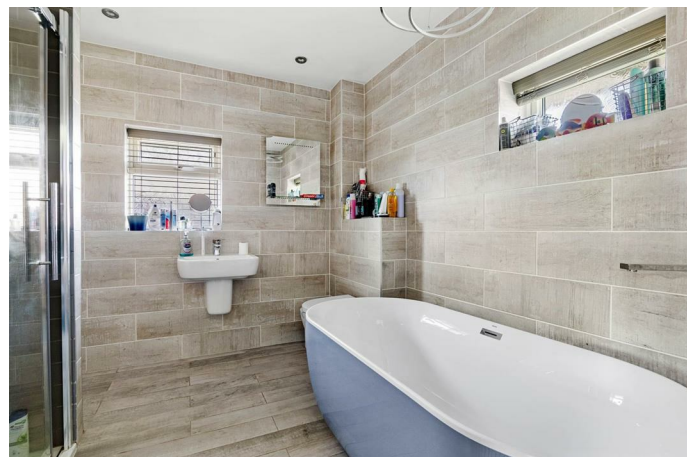




Directions:

From Worcester City centre proceed in an easterly direction along the London Road. At the traffic island take the 1st exit onto the Spetchley Road, 1st left into Nunnery Lane, then 1st left into Hillery Road, where number 60 can be found on the right hand side, as indicated by our For Sale board.

WAM 7300



Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: D



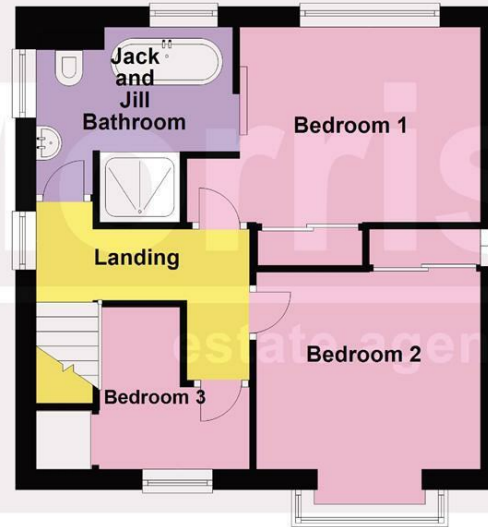
Ground Floor

Approx. 61.0 sq. metres (656.1 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



Total area: approx. 103.4 sq. metres (1112.7 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:

KITCHEN / DINER:

21'4" x 8'6"

LIVING ROOM:

14'1" x 12'5"

FAMILY ROOM:

17'4" x 12'6"

BEDROOM 1:

14'1" x 11'5"

BEDROOM 2:

13'3" maximum x 10'9"

BEDROOM 3:

10'3" maximum x 7'9"

BATHROOM:

9'6" maximum x 9'4"

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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