



**Allan Morris**  
estate agents

**Vicarage Close, Hallow,  
Worcester.**

## 1 Vicarage Close, Hallow, Worcester. WR2 6PA

### Features

- 4 Bedroom detached family home
- Extended open-plan Kitchen/Breakfast/Family space with bi-fold doors to rear
- Sitting Room with log burner
- Good size Master Bedroom with En-Suite
- Sought after village of Hallow
- Ample off road parking + private rear garden
- Views from front to Hallow Church

A beautifully presented spacious and flexible four bedroom detached family home, situated within a quiet location in the village of Hallow.

Accommodation briefly comprises: Spacious Entrance Hall, superb Sitting Room with sliding door to rear garden, separate Dining Room with double doors from the Hall and further access to useful storage. Open-plan Kitchen/Dining/Family space with three aspect windows and bi-fold doors overlooking the rear garden. Separate Family Room and Study, Rear Lobby with Utility Area, boot and coat area and Cloakroom. On the first floor: Good size Landing leading to large Master Bedroom with wardrobes and En-Suite Shower Room, Guest Bedroom 2 with wardrobes, En-Suite Shower Room and view towards Hallow Church, two further Bedrooms and Family Bathroom.

Outside: To the front of the property is ample off road parking via gravelled driveway and mature lawned garden. There is gated access to either side, with the rear having a large patio area, ornamental pond and a range of covered storage areas, shed and Studio/Office. There is an array of mature planting, with various trees, shrubs and bushes and lawned area.

### LOCATION:

The property is situated within the highly sought after village of Hallow, offering excellent Primary School, with easy access to Chantry Secondary School, local shop, Post Office, cafe, Public House, Sports and Social Clubs and is within easy reach of Worcester City and major transport links.





### Directions:

From Worcester City centre proceed out along the A443 Hylton Road, continuing into Henwick Road. Continue for approximately 1.5 miles into the village of Hallow. Upon entering the village of Hallow, turn right into Church Lane. Continue along and turn right into Vicarage Close, where number 1 will be found on the left hand side, as indicated by our For Sale board.

WAM 7264



### Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: G



## Floorplan Measurements:

ENTRANCE HALL:  
16'4" maximum x 10'9"

USEFUL STORE:  
8'6" x 7'10"

DINING ROOM:  
14'1" into square bay x 8'6"

OFFICE / STUDY:  
6'6" x 5'10"

FAMILY ROOM:  
12'5" x 11'5"

SITTING ROOM:  
18'0" x 15'1"

KITCHEN / BREAKFAST / FAMILY SPACE:  
19'0" x 19'0"

UTILITY ROOM:  
9'10" x 7'10"

MASTER BEDROOM:  
17'8" x 13'5"

EN-SUITE SHOWER ROOM:  
8'6" x 5'10"

BEDROOM 2:  
15'1" maximum x 11'9"

EN-SUITE SHOWER ROOM:  
7'6" x 4'3"

BEDROOM 3:  
12'1" x 9'2"

BEDROOM 4:  
8'10" x 8'2"

FAMILY BATHROOM:  
8'6" x 5'10"

WORKSHOP / GARAGE / STORE:  
9'6" x 9'2"

## 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:

Address:

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