



**Allan Morris**  
estate agents

**Green Hill London Road,  
Worcester.**

## 15 Green Hill London Road, Worcester. WR5 2AA

### Features

- Extended period family home
- 5 Double Bedrooms + 2 Bathrooms
- Generous living accommodation
- Private gardens to rear
- Sought after central location

A stunning Georgian Grade II Listed semi detached family home, situated in a highly sought after central location.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Living Room, Dining Room, Breakfast Kitchen and Utility Room. On the first floor: Master Bedroom with En-Suite Shower Room, two further double Bedrooms and Family Bathroom. On the second floor: Two further double Bedrooms and Cloakroom. On the lower ground floor: Converted Basement level, offering further flexible room.

Outside: The property benefits from generous gardens to the rear. The garden is largely laid to lawn with vegetable patch area and seating area.

Agents Note: The property has the wonderful benefit of refitted double glazed sash windows.

### LOCATION:

The property is situated within the highly sought after Battenhall area of Worcester, just a stone's throw away from the City centre itself, offering a wide range of shops, restaurants, bars and cafes. Also within easy reach are various parks, river walks, Waitrose Supermarket and the glorious Worcester Cathedral. For those commuting elsewhere, Junction 7 of the M5 motorway can be reached within a few minutes drive, as well as the Worcestershire Parkway Railway Station giving direct rail routes to London.

The location also enjoys a popular school catchment for both Primary and Secondary options and is within walking distance of the prestigious King's School Worcester.





### Directions:

From Worcester City centre proceed out along London Road, turning right into Green Hill London Road where number 15 can be found on the left hand side, as indicated by our For Sale board.

WAM 7327



### Useful Information:

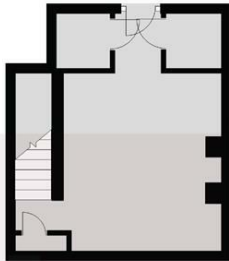
Tenure: Freehold

EPC Rating: N/A

Council Tax Band: E



**Converted Basement**  
Approx. 19.5 sq. metres (209.4 sq. feet)



**Ground Floor**  
Approx. 68.3 sq. metres (733.1 sq. feet)



Total area: approx. 184.5 sq. metres (1986.0 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.

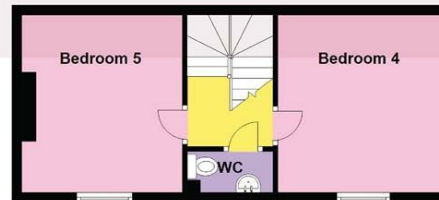
**First Floor**

Approx. 64.6 sq. metres (695.1 sq. feet)



**Second Floor**

Approx. 32.2 sq. metres (346.5 sq. feet)



## Floorplan Measurements:

### KITCHEN / BREAKFAST ROOM:

16'7" maximum 13'9" minimum x 16'1"

### UTILITY ROOM:

6'3" x 6'3"

### DINING ROOM:

12'0" x 10'8"

### LIVING ROOM:

16'0" x 11'1"

### SNUG:

11'2" x 10'1"

### BEDROOM 1:

16'2" max (rear of wardrobe) x 10'4" max 9'1" min

### EN-SUITE:

10'3" x 4'6"

### BATHROOM:

10'2" x 5'5"

### BEDROOM 2:

12'0" x 11'1"

### BEDROOM 3:

12'0" x 11'2"

### BEDROOM 4:

12'1" x 11'0"

### BEDROOM 5:

12'1" x 11'2"

## 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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