



Allan Morris
estate agents

**Henwick Road, St. John's,
Worcester.**

42 Henwick Road, St. John's, Worcester.
WR2 5NT

Features

- Grade II Listed period house
- 4 Bedrooms
- Extensive living accommodation
- Full renovation required
- NO ONWARD CHAIN
- CASH BUYERS ONLY

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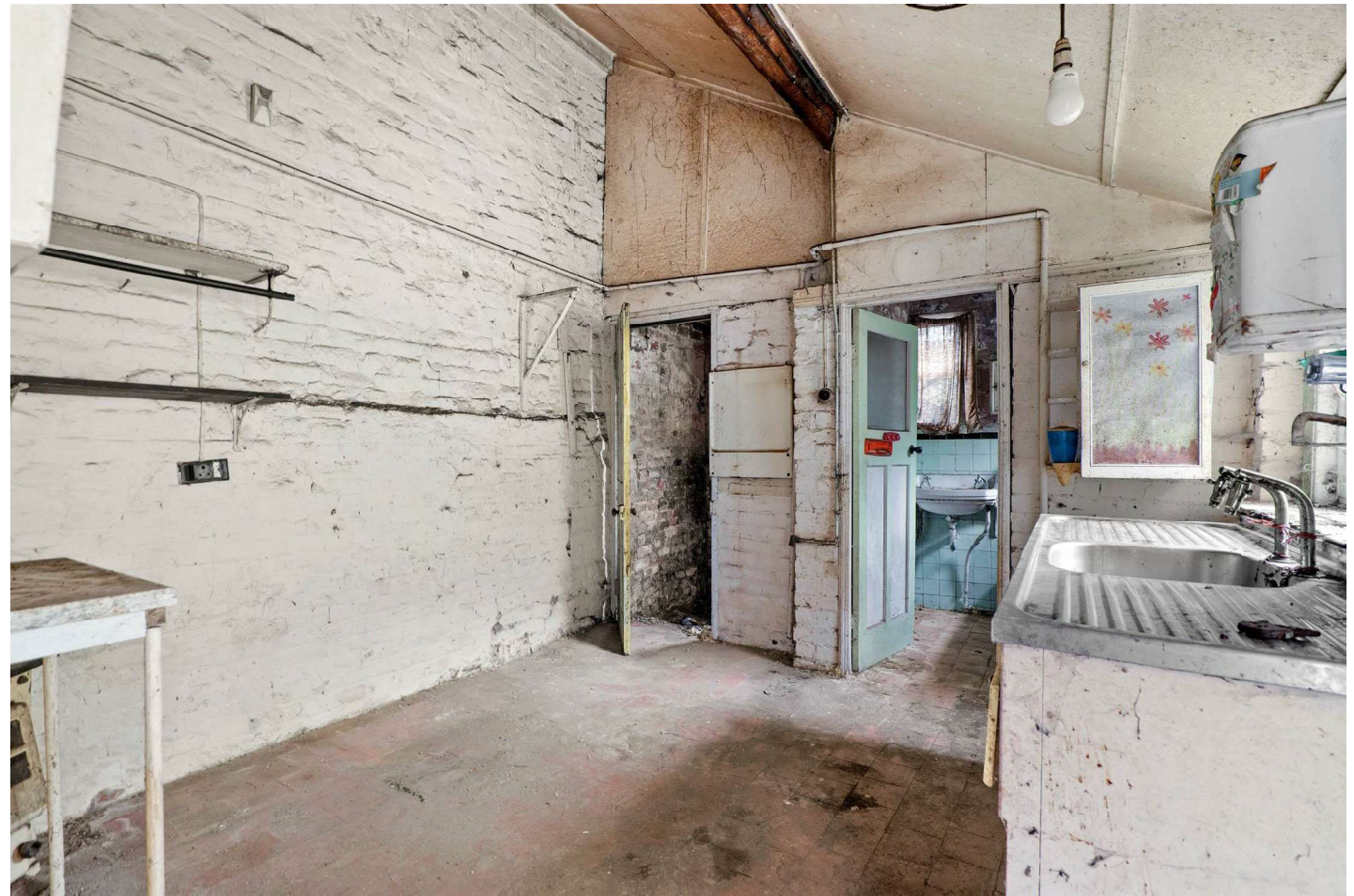
An opportunity to acquire a Grade II Listed four bedroom period attached family home, requiring full renovation throughout, situated to the West of Worcester City.

Accommodation briefly comprises: Entrance Hall, Sitting Room, Living Room and Cloakroom. On the lower ground floor: Breakfast Room, Dining Room, Kitchen and Bathroom. On the first floor: Two double Bedrooms. On the second floor: Two further double Bedrooms.

Outside: To the rear is private garden.

LOCATION:

The property is located to the West of the City in the popular St. John's area. The area benefits from a wide range of amenities and also lies within popular school catchments for both Primary and Secondary education.





Directions:

From Worcester City centre proceed over the river bridge and onto the New Road. Go straight over the roundabout and onto The Bullring, before taking a right into Henwick Road. Continue along for a few hundred yards, where number 42 can be located on the right hand side, as indicated by our For Sale board.

WAM 7323



Useful Information:

Tenure: Freehold

EPC Rating: N/A

Council Tax Band: B



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:

SITTING ROOM:
13'5" x 11'6"

LIVING ROOM:
13'4" x 12'1"

BREAKFAST ROOM:
12'3" x 11'1"

DINING ROOM:
13'4" x 11'7"

KITCHEN:
11'3" maximum x 10'2"

BEDROOM 1:
13'5" x 12'2"

BEDROOM 2:
13'5" x 11'8" maximum 10'5" minimum

BEDROOM 3:
13'7" x 12'3"

BEDROOM 4:
13'8" x 11'7"

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:

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