



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

3 Sunnyside Road, Barbourne, Worcester. WR1 1RL

£625,000

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A stunning and extended five bedroom semi detached period home, situated in the highly sought after Barbourne area of Worcester.

Accommodation comprising: Entrance Hall, Living Room, Snug, spacious open plan Kitchen/Diner with bespoke Olive & Bar Kitchen with quartz worktops, Quooker hot water tap, Amtico flooring and a range of fitted appliances, Boot Room and downstairs Cloakroom. On the first floor: Three Bedrooms, Family Bathroom and Shower Room. On the second floor: Two further double Bedrooms. The property further benefits from a useful Cellar.

Outside: To the rear is an enclosed private garden.

LOCATION: The property is situated within this sought after area of Barbourne, offering excellent local schooling, amenities, easy access into Worcester City and major transport links. Very close by is the award winning Gheluvelt Park, as well as several shops, bars and cafes.

Kitchen/Diner - 8.13m x 4.57m (26'8" max x 15'0")

Kitchen area - 5.41m x 4.57m (17'9" x 15'0")

Dining area - 4.57m x 2.46m (15'0" x 8'1")

Snug - 3.89m x 3.89m (12'9" x 12'9")

Living Room - 4.72m x 3.58m (15'6" max into bay 12'9" min x 11'9")

Cellar - 3.86m x 3.84m (12'8" x 12'7")

Bedroom 1 - 4.72m x 3.66m (15'6" max into bay 13'4" min x 12'0" max to rear wardrobes)

Bedroom 2 - 3.96m x 3.96m (13'0" x 13'0" max 9'3" min)

Bedroom 3 - 3.38m x 2.9m (11'1" x 9'6")

Bedroom 4 - 4.11m x 3.66m (13'6" x 12'0")

Bedroom 5 - 3.96m x 3.96m (13'0" x 13'0")





- Stunning period family home
- Bespoke Olive & Bar Kitchen/ Diner
- 5 Bedrooms
- 2 Bathrooms
- Private garden
- Sought after location
- Easy access to Worcester City centre
- Close proximity to Gheluvelt Park
- Council Tax Band E

