



**Allan Morris**  
estate agents

**Barneshall Avenue,  
Worcester.**

## The Hedges, Barneshall Avenue, Worcester. WR5 3EU

### Features

- Spacious detached family home
- 4 Reception Rooms
- 4 Bedrooms
- Driveway and Garage
- Fabulous gardens
- Highly sought after location

A stunning 1930's detached family home, improved greatly by the current owners and enjoying a most generous plot of approximately 1/2 an acre, situated in a highly sought after and convenient location.

Accommodation briefly comprises: Entrance Hall, downstairs Shower Room, Breakfast Kitchen, Snug, Utility Room, Living Room, Dining Room and Study. On the first floor: Master Bedroom with walk-in wardrobe, three further Bedrooms and Family Bathroom.

Outside: Generous driveway to front, giving access to single Garage. To the rear and side are stunning well tended private gardens.

### LOCATION:

'The Hedges' is located along a quiet no through road, convenient for both easy access back into Worcester City, as well as motorway links via Junction 7 of the M5. The property falls into popular school catchments for Primary and Secondary options and also within easy reach of the highly regarded King's School Worcester. The city centre itself lies approximately 30 minutes walk. There is also the benefit of riverside walks, as well as more local amenities located closeby.





### Directions:

Proceed out of Worcester along the A38 Bath Road. Follow the road for approximately one mile, then turn right into Barneshall Avenue, where 'The Hedges' can be found on the left hand side.

WAM 7302

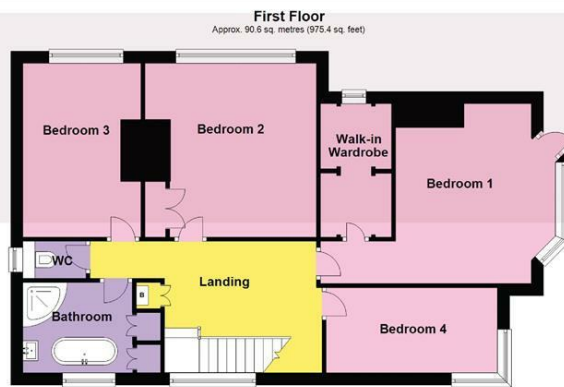


### Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: G



Total area: approx. 213.7 sq. metres (2300.3 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:

SNUG:  
12'1" x 8'8"

BREAKFAST KITCHEN:  
15'7" maximum x 14'4" maximum

UTILITY ROOM:  
6'9" x 6'5" (maximum)

DINING ROOM:  
14'0" x 13'7" maximum

LIVING ROOM:  
19'5" maximum (into bay) x 14'6"

STUDY:  
9'9" x 6'9"

SHOWER ROOM:  
8'1" x 6'9"

BEDROOM 1:  
14'1" x 13'4"

DRESSING ROOM:  
10'8" x 5'6"

BEDROOM 2:  
14'0" x 14'0"

BEDROOM 3:  
14'0" x 9'9"

BEDROOM 4:  
14'0" x 7'0"

BATHROOM:  
9'0" x 7'7"

GARAGE:  
15'3" x 9'6"

## Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ

## 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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