



**Allan Morris**  
estate agents

**Beech Avenue, Worcester**



### 3 Beech Avenue, Worcester. WR3 8PZ

#### Features

- 4 bedroom detached family home
- Much sought after location
- Extended open plan Kitchen/Dining/Family Area with doors to rear
- Sitting Room with double doors to rear
- Master Bedroom with En-Suite
- Parking & garaging
- Mature established rear garden

'3 Beech Avenue', with its featured 'Turret' is situated within this sought after area of North Worcester, offering easy access to amenities, Worcester City, local schooling and major transport links.

Offering well planned and flexible accommodation, comprising: Entrance Hall, Sitting Room with dual aspect double doors to garden, Dining Room/further Reception with built in shelving and bay window to the front aspect, open plan Kitchen/Breakfast/Family space with double opening doors to rear, integral appliances and pantry store. A large Utility area with ample storage and door to rear, downstairs Shower Room and access into Garage/Storage. First floor: Master Bedroom with En-Suite Shower, three further Bedrooms and Family Shower Room.

Outside: To the front is ample off road parking and garaging together with Topiary inspired front garden. The rear of the property is of particular note having a well established and beautifully maintained garden with two formal lawned areas and to the far end, a vegetable produce area. There is also a large workshop/studio and further shed and workshop.

LOCATION: Situated within this sought after area of North Worcester, offering local schooling, amenities, easy access into Worcester City and major transport links together with green space close by at Gheluvelt Park and also Perdiswell.



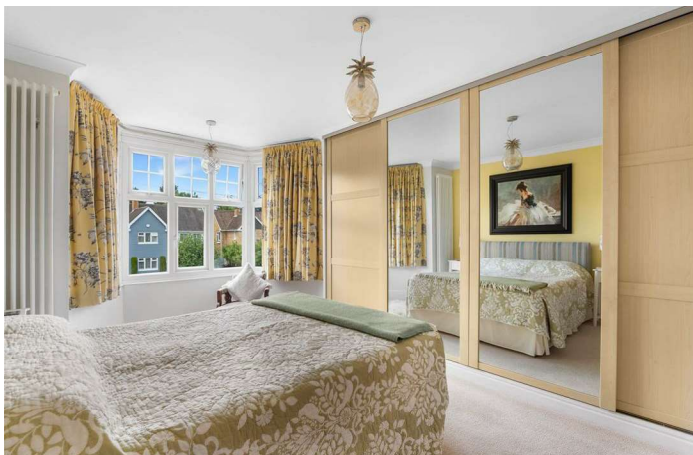




### Directions:

From Worcester City centre proceed out along the Tything, staying in the right hand land by Gheluvelt Park and bearing onto the A38 Droitwich Road. Continue along for approximately half a mile and turn right into Beech Avenue. Continue along and bear left into Beech Avenue North, where number 3 can be found on the left hand side.

WAM 7345



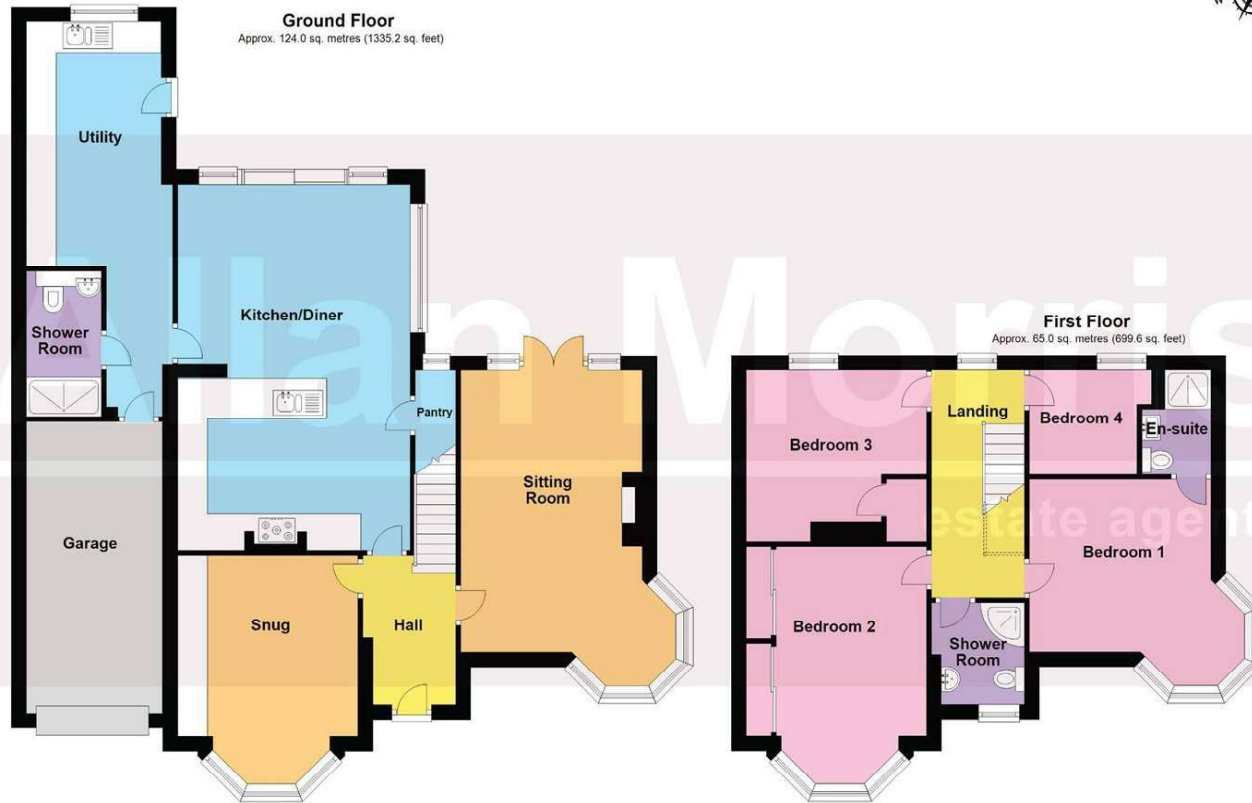
### Useful Information:

Tenure: Freehold

EPC rating: D

Council Tax Band: F





**Ground Floor**  
Approx. 124.0 sq. metres (1335.2 sq. feet)

**First Floor**  
Approx. 65.0 sq. metres (699.6 sq. feet)

Total area: approx. 189.0 sq. metres (2034.8 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:**

- Kitchen/Breakfast/Family space  
24'7" x 15'5"
- Utility Area  
26'2" max x 8'2"
- Downstairs Shower Room  
9'10" x 4'7"
- Dining Room  
16'0" to bay x 11'9"
- Sitting Room  
21'3" into turret x 15'1" max
- Master Bedroom  
14'1" into turret x 15'1"
- En-Suite  
6'6" x 4'11"
- Bedroom 2  
16'0" to bay x 9'10"
- Bedroom 3  
12'1" x 9'10"
- Bedroom 4  
8'10" x 6'10"
- Family Shower Room  
6'6" x 5'10"
- Office/Studio  
9'10" x 7'6"
- Shed/Workshop  
9'2" x 7'10"
- Potting Shed  
7'6" x 7'6"
- Garage  
19'4" x 9'2"

---

**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.