



Allan Morris
estate agents

**Manor Road, Hanbury Park,
Worcester.**

**6 Manor Road, Hanbury Park, Worcester.
WR2 4PD**

Features

4 Bedroom detached family home

Spacious Master Bedroom

Quality finish and fittings

Pleasant rear garden

Off road parking and Garaging

Highly sought after location

A beautifully presented detached family home, situated within this sought after area of Hanbury Park, offering excellent local schooling, easy access into Worcester City and major transport links.

Accommodation briefly comprises: Entrance Hall with Karndean flooring and door into Garage, downstairs Cloakroom, large Sitting Room with 2 sets of double opening doors to the rear, good size Dining Room with Karndean flooring and bay fronted window, Kitchen/Breakfast Area with a range of integrated appliances to include Range Master, granite worktops and double opening doors to garden, Utility off with dishwasher and washing machine. First floor: Landing with storage, spacious Master Bedroom Suite with fully fitted contemporary walk-in Closet and fully tiled En-Suite, Bedroom 2 with bay fronted window with window seat and storage, Bedroom 3 with built-in wardrobes overlooking rear garden, Bedroom 4 to front elevation and fully tiled Family Bathroom.

Outside: There is ample off road parking via block paved and gravelled driveway, leading to single Garage and storage. The rear of the property has a good size patio area and useful detached Workshop/Store offering further scope (ideal for Annexe, etc.), leading onto a mature well stocked rear garden, with shed.





Directions

From Worcester City centre proceed over the River bridge and past the Cricket Ground. Continue straight over the roundabout and into St. John's. Turn left at the traffic lights and continue into the Malvern Road. Turn right into Hanbury Park Road, then turn right into Manor Road, where number 6 can be found on the right hand side, as indicated by our For Sale board.

WAM 7451



Useful Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: E



Ground Floor
Approx. 114.1 sq. metres (1228.5 sq. feet)

First Floor
Approx. 82.7 sq. metres (889.8 sq. feet)



Total area: approx. 196.8 sq. metres (2118.2 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

- Hall: 17'0" x 9'2"
- Kitchen / Breakfast Room: 17'8" x 9'6"
- Utility: 7'2" x 5'2"
- Sitting Room: 25'7" x 11'9" maximum
- Dining Room: 15'1" x 9'10"
- Master Bedroom: 19'8" x 11'9"
- Walk-in Closet: 9'6" x 4'7"
- En-Suite: 6'6" x 6'6"
- Bedroom 2: 10'9" x 8'10"
- Bedroom 3: 14'1" maximum x 9'6"
- Bedroom 4: 15'1" x 9'10"
- Family Bathroom: 10'5" x 4'11"
- Garage / Store: 24'7" x 10'9"

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 our 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 advised to verify all the dimensions carefully. Fixtures & 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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