



Allan Morris
estate agents

**Lansdowne Crescent,
Worcester.**

**Millington House, 15 Lansdowne Crescent,
Worcester. WR3 8JE**

Features

Substantial 5 bedroom period family home

Grade II Listed

Mature private gardens

Private driveway + stunning views

Highly convenient central location

NO ONWARD CHAIN

A wonderful detached Grade II Listed Regency property, offering most spacious and flexible accommodation and benefiting from generous gardens, located in the heart of Worcester City and with stunning far reaching views over Worcester City and to the Malvern Hills.

Accommodation briefly comprises: Hall, Kitchen/Breakfast Room, Utility Room, Store Room, Snug, Drawing Room, Dining Room and Study. On the lower ground floor: Office, Playroom, Cellar and Shower Room. On the first floor: Five Bedrooms (one with En-Suite), Family Bathroom and Shower Room.

Outside: The property benefits from generous driveway and glorious well tended private gardens, offering a great degree of privacy and enjoying a mixture of well established trees and shrubs.

LOCATION:

The property is situated in an extremely convenient location close to Worcester City centre, offering easy access to Shrub Hill Railway Station, with direct rail links to London and Birmingham, the surrounding area, as well as a host of amenities on your doorstep.





Directions

From Worcester City centre proceed out along Rainbow Hill and bear left into Lansdowne Crescent, just after the railway bridge. Turn right after a short distance into Lansdowne Walk and next left into Lansdowne Crescent, where 'Millington House' can be found on the left hand side.

WAM 7467



Useful Information

Tenure: Freehold

EPC Rating: Grade II Listed

Council Tax Band: F



Floorplan & Measurements

GROUND FLOOR:

Store Room: 8'9" x 8'1"

Utility Room: 11'7" x 8'0"

Kitchen / Breakfast Room: 23'6" x 11'9"

Snug: 13'7" x 13'1" max (to rear of cupboards)

Dining Room: 16'9" x 15'9"

Drawing Room: 17'8" x 16'9"

Study: 13'8" x 7'9"

LOWER GROUND FLOOR:

Cellar: 14'4" x 8'0"

Office: 16'8" x 15'8"

Playroom: 16'9" x 15'9"

Shower Room: 7'8" x 4'8"

FIRST FLOOR:

Bedroom 1: 17'9" x 16'9"

Bedroom 2: 16'9" x 15'9"

Bedroom 3: 13'9" x 11'8"

Bedroom 4: 13'8" x 7'9"

Bedroom 5: 9'5" x 7'9"

Shower Room: 10'1" x 5'0"

Family Bathroom: 10'5" x 6'2"

Address:
32 Sidbury, Worcester. WR1 2HZ

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.