



**Allan Morris**  
estate agents

**Hallow Road, Worcester.**



**Hallow Ridge, Hallow Road, Worcester.  
WR2 6DF**

**Individual detached family home**

**6 Bedrooms, 4 with En-Suite facilities**

**Stunning views over countryside towards the  
Malvern Hills**

**Driveway and parking for up to 9 vehicles**

**Meandering 3 tiered terraced garden**

**2 Miles to City centre**

A most spacious, individual character family home, sitting in an elevated plot with glorious open views across fields towards The Malvern Hills. Situated just 2 miles from the City Centre.

Accommodation comprises: Entrance Hall with original wide oak-panelled staircase and understairs storage, WC, large 'L' shaped Living Room with panoramic views and woodburner, Kitchen Breakfast Room with integrated appliances, traditional Pantry Store, Belfast Sink, Quartzite worktops and French doors onto the Patio Terrace, Dining Room, Utility room with extensive storage and internal door leading into extra width Garage. On the first floor: Dual aspect Master Bedroom with fitted wardrobes, En-suite Shower-room and Dressing Room, Bedroom 2 with fitted wardrobes and En-suite Shower-room, Bedroom 3 with original fitted wardrobes, further double bedroom and Family Bathroom with traditional enamel bath. On the second floor: Bedroom 5 with En-suite Shower-room, further Bedroom/Office with En-Suite sink and WC., walk-in storage cupboard and eaves storage.

Outside: Electric gates open onto gravel driveway providing parking for several vehicles. The frontage of the property is paved with raised border and hedging with secure fencing and pedestrian gate. From the Living Room and Breakfast kitchen access is gained onto the first of the garden terraces, laid with patio to enjoy the superb views with gazebo and gated side access to front. Steps lead to second lawned Sun Terrace with patio area, retaining gabion baskets, borders encased by sleepers containing mature shrubs and seasonal flowers. Further gravel pathway meanders through to the third terrace with further planting, secured by wooden fence to bottom of terrace.

**LOCATION:** The property is situated between St John's and Hallow, providing local amenities, schooling, easy access into Worcester City and major transport links.







## Directions

From Worcester City centre, proceed over the bridge past the Cricket Ground, taking the far right lane. At the next set of traffic lights take the left hand lane, following it around onto the Hylton Road. Continue along onto the Hallow Road going past the left hand turn for Bramley Avenue, where after approximately 50 yards 'Hallow Ridge' will be found on the left hand side, as indicated by our For Sale board.

**WAM 7586**



## Useful Information

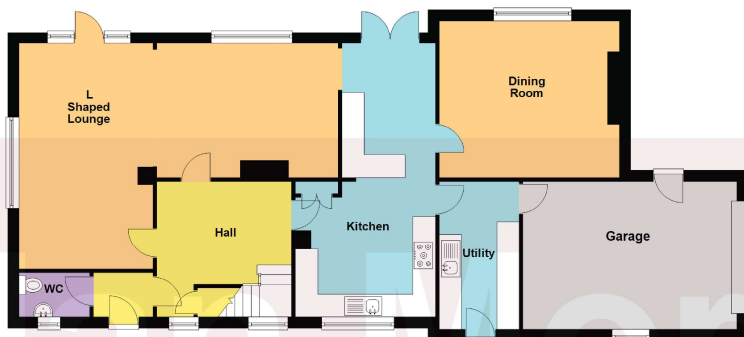
**Tenure: Freehold**

**EPC Rating: C**

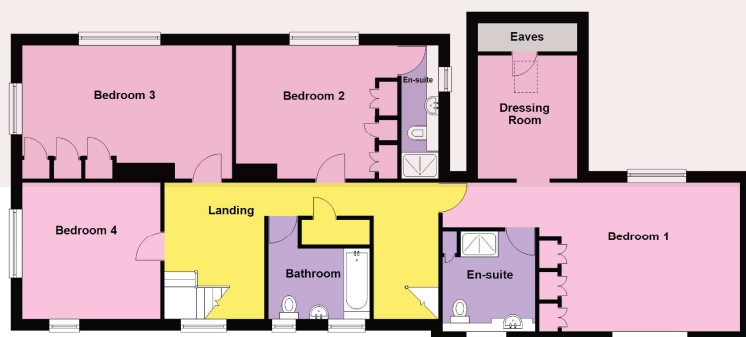
**Council Tax Band: G**



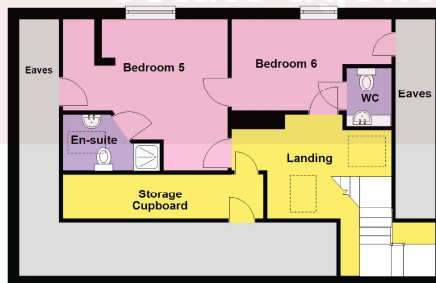
**Ground Floor**  
Approx. 135.5 sq. metres (1458.2 sq. feet)



**First Floor**  
Approx. 123.6 sq. metres (1330.9 sq. feet)



**Second Floor**  
Approx. 49.4 sq. metres (531.7 sq. feet)



Total area: approx. 308.4 sq. metres (3319.9 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:

**'L' Shaped Living Room:** 28'2" maximum x 19'11" maximum

**Dining Room:** 15'11" x 13'10"

**Kitchen:** 12'4" x 11'11"

**Utility Room:** 13'0" x 7'1"

**Bedroom 1:** 26'3" x 13'1"

**En-Suite Shower Room:** 8'10" x 8'2"

**Dressing Room:** 10'10" x 8'9"

**Bedroom 2:** 14'3" x 11'9"

**En-Suite Shower Room:** 8'6" x 4'11"

**Bedroom 3:** 18'6" x 11'9"

**Bedroom 4:** 14'1" x 6'9"

**Family Bathroom:** 8'11" x 8'9"

**Bedroom 5:** 14'6" x 13'4"

**Bedroom 6:** 12'2" x 12'0"

**Garage:** 18'10" x 13'0"

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.

**Address:**  
32 Sidbury, Worcester, WR1 2HZ