



Allan Morris
estate agents

**Croome Road, Hanbury Park,
Worcester.**

**6 Croome Road, Hanbury Park, Worcester.
WR2 4PL**

Features:

- * Substantial detached family home
- * 4 Bedrooms
- * 3 Bathrooms
- * Excellent independent Home Office with W.C.
- * Generous driveway and gardens
- * Highly sought after location

A substantial detached four bedroom family home, situated in the highly sought after Hanbury Park area of Worcester.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, spacious Lounge/Diner, Kitchen, Utility Room with Boiler Room off, Study and useful Garage/Store Room. On the first floor: Master Bedroom with En-Suite Bathroom, Bedroom 2 with En-Suite Shower Room, two further Bedrooms and Family Bathroom.

Outside: To the front is generous driveway providing parking for several vehicles. To the rear are fantastic private gardens, initially laid to patio and largely laid to lawn, with useful shed and Home Office with its own W.C. (ideal for home working).

LOCATION:

The property is situated in the highly sought after Hanbury Park area to the West of Worcester City. Within walking distance is the popular Worcester Golf & Country Club, as well as a wide range of amenities and the 'Ofsted Rated – Outstanding' Pitmaston Primary School. The city centre itself is also easily accessed, offering a wide range of shops, bars, cafes, restaurants and other amenities, as well as 2 Railway Stations, both with direct main line links to London and Birmingham.





Directions

From Worcester City centre proceed over the River bridge and past the Cricket Ground. Continue straight over the roundabout and into St. Johns. Turn left at the traffic lights and continue onto the Malvern Road. Turn right into Hanbury Park Road and then left into Chamberlain Road and right into Croome Road, where number 6 will be found on the left hand side, as indicated by our For sale board.

WAM 7599



Useful Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: F



Total area: approx. 209.1 sq. metres (2251.2 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.

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.

Floorplan & Measurements

Lounge / Diner: - 8.23m x 5.18m (27'0" x 17'0")

Kitchen: - 6.45m x 4.39m (21'2" x 14'5")

Study: - 3.71m x 2.84m (12'2" x 9'4")

Utility Room: - 3.12m maximum x 2.84m (10'3" maximum x 9'4")

Office: - 4.62m x 3.15m (15'2" x 10'4")

Bedroom 1: - 6.45m x 3.05m maximum (21'2" x 10'0" maximum)

En-Suite Bathroom: - 2.9m x 2.9m (9'6" x 9'6")

Bedroom 2: - 6.25m x 2.84m (20'6" x 9'4")

En-Suite Shower Room: - 3.05m x 1.27m (10'0" x 4'2")

Bedroom 3: - 3.2m x 3.1m (10'6" x 10'2")

Bedroom 4: - 3.1m x 3.05m (10'2" x 10'0")

Bathroom: - 3.2m x 1.68m (10'6" x 5'6")

Garage: - 2.84m x 1.98m (9'4" x 6'6")

Address:
32 Sidbury, Worcester, WR1 2HZ