



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

17 Sunnyside Road, Barbourne, Worcester. WR1 1RL
£525,000

5 2 2



A most spacious period five bedroom semi detached family home, situated in the highly sought after Barbourne area of Worcester.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Living Room, Kitchen/Diner and Sitting Room. On the first floor: Four Bedrooms and Family Bathroom. On the second floor: Further Bedroom and En-Suite Shower Room.

Outside: To the front is delightful foregarden. To the rear is fully enclosed private garden, offering a good degree of privacy.

LOCATION:

The property is situated within this sought after area of Barbourne, offering excellent local schooling, amenities, easy access into Worcester City and major transport links. Very close by is the award winning Gheluvelt Park, as well as several shops, public houses and cafes.

Living Room: - 5.38m x 3.71m (17'8" max (into bay) 15'0" min x 12'2")

Kitchen / Diner: - 6.12m x 3.76m (20'1" max x 12'4" max 9'6" min)

Sitting Room: - 4.5m x 3.53m (14'9" x 11'7")

Bedroom 1: - 5.21m x 3.2m (17'1" x 10'6" max 9'5" min)

En-Suite Shower Room: - 2.46m x 1.88m (8'1" max 5'4" min x 6'2")

Bedroom 2: - 4.93m x 4.75m (16'2" max x 15'7" max (into bay) 12'9" min)

Bedroom 3: - 3.81m x 3.53m (12'6" x 11'7")

Bedroom 4: - 3.48m x 2.9m (11'5" x 9'6")

Bedroom 5: - 3.1m x 2.49m (10'2" x 8'2")

Bathroom: - 2.59m x 1.73m (8'6" x 5'8")





- Spacious period family home • 2 Reception Rooms
- 5 Bedrooms
- Stunning private garden
- Highly sought after central location
- Council Tax Band: E

