



Allan Morris
estate agents

Henwick Road, St. John's,
Worcester.

206 Henwick Road, Worcester. WR2 5PF

NO ONWARD CHAIN

Substantial 4 bedroom detached property

Flexible accommodation

Sought after St. John's location

Offering further potential

Ample off road parking

Large rear garden with access to the river

Within easy reach of Worcester City & transport links

A superb opportunity to acquire a substantial four bedroom detached property, offering further potential in this sought after location, within easy reach of local schooling, Worcester City and major transport links, with access and walkways to the river and Pitchcroft and beyond.

Accommodation comprising: Ground Floor into Entrance Hall and further door giving access to rear car deck, stairs to Lower Ground floor and stairs to first floor: Landing with large storage cupboard and W.C., Kitchen/Dining Room with integrated oven, space for fridge freezer, built in microwave and access to a balcony to the front. Opening into a Sitting Room with feature fireplace and door giving access to a large balcony overlooking the garden, river and Racecourse, Snug with further door to balcony. To the second floor: Landing with airing cupboard and boiler, large Master Bedroom with vaulted ceiling, built in wardrobes, balcony and views over garden, river and beyond, En-Suite with built in storage, further Bedroom to the rear aspect, with access to balcony and views over garden, river and beyond, two double Bedrooms to the front aspect, both with access to balconies, Family Bathroom with separate shower. From Entrance Hall, stairs descend to lower ground floor where there is further storage and Utility/Laundry Room with space and plumbing for washing machine, Shower Room and useful flexible Sitting Room/Guest Bedroom or Study with double opening doors to the rear and further large storage cupboard.





OUTSIDE:

To the front is a large car deck/driveway with large storage building and outside water tap.

The rear of the property is of particular note and can be accessed from the lower ground floor, initially with steps down to a large garden with various trees, shrubs and bushes. There is a gateway giving access to the river pathway.

LOCATION:

The property is located to the West of the City in the popular St. John's area. The area benefits from a wide range of amenities and also lies within popular school catchments for both Primary and Secondary education.



DIRECTIONS:

From Worcester City centre proceed over the river bridge and onto the New Road. Bear right round Cripplegate Park and turn right at the first roundabout onto Tybridge Street, stay in the left hand lane and turn left onto the Hylton Road. Continue along for approximately one mile and Hylton Road then becomes Henwick Road. Continue along Henwick Road, where number 206 will be found on the right hand side, as indicated by our For Sale board.





USEFUL INFORMATION:

EPC Rating: D

Tenure: Freehold

Council Tax Band: G

PRICE: Offers in the Region of £600,000

WAM 7719



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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General Information:

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:

Hallway - 4.5m x 2.7m (14'9" x 8'10")

Kitchen/Dining Room - 5.3m x 4.5m (17'4" x 14'9")

Sitting Room - 7.5m x 4.6m (24'7" x 15'1")

Snug - 3m x 2.5m (9'10" x 8'2")

Sitting Room/Bedroom/Study - 5.2m max x 4.7m (17'0" x 15'5")

Utility/Laundry Room - 2.4m x 2.2m (7'10" x 7'2")

Shower Room - 1.8m x 1.8m (5'10" x 5'10")

Lower ground storage cupboard - 3.2m x 1.3m (10'5" x 4'3")

Car Deck/Storage Area - 3.5m x 2.5m (11'5" x 8'2")

Master Bedroom - 4.8m x 4.2m (15'8" x 13'9")

En-suite - 2.2m x 1.8m (7'2" x 5'10")

Bedroom 2 - 4.6m x 3.5m (15'1" x 11'5")

Bedroom 3 - 3.5m x 2.8m (11'5" x 9'2")

Bedroom 4 - 3m x 2.9m (9'10" x 9'6")

Bathroom - 2.6m x 1.9m (8'6" x 6'2")

Contact us:

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