



Allan Morris
estate agents

Turnpike Close, St. John's,
Worcester.

**46 Turnpike Close, St. John's, Worcester.
WR2 6AB**

Features:

- * Spacious detached family home
- * 5/6 Bedrooms
- * Flexible family accommodation
- * Driveway and double Garage
- * Pleasant enclosed rear garden
- * Popular school catchment
- * NO ONWARD CHAIN

A most spacious modern 5 bedroom detached family home, situated in the popular St. John's area of Worcester.

Accommodation briefly comprises: Entrance Hall, downstairs Shower Room, Kitchen, Dining Room, Living Room and Study/Downstairs Bedroom. On the first floor: Master Bedroom with En-Suite Shower Room, four further Bedrooms and Family Bathroom.

Outside: To the front is driveway and low maintenance foregarden, as well as access into double Garage. To the rear is part walled fully enclosed private garden, with the benefit of patio and lawned garden with pleasant shrub border.

LOCATION:

Situated in an established, peaceful cul-de-sac, the property is located to the west of the city in the popular St. John's area, within a short walk of the University of Worcester, the city centre and riverside. The area benefits from a wide range of amenities and also lies within popular school catchments for both Primary and Secondary education, as well as being well placed for motorway access.





Directions

From Worcester City centre proceed over the river bridge along the New Road and into St. Johns. Continue over the first traffic island and turn right into Henwick Road (B4206). Continue along, turn left into Oldbury Road and next right into Turnpike Close. On entering Turnpike Close continue along, where number 46 can be located on the right hand side, as indicated by our 'For Sale' board.

WAM 7735

Useful Information

Tenure: Freehold

EPC Rating: D

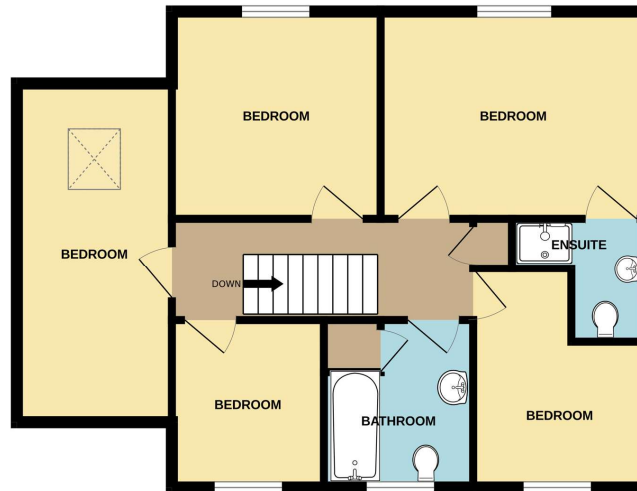
Council Tax Band: E

PRICE: £ 439,500

GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1511 sq.ft. (140.3 sq.m.) approx.

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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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

Kitchen: - 4.65m x 2.36m (15'3" x 7'9")

Dining Room: - 4.01m x 2.44m (13'2" x 8'0")

Living Room: - 4.7m x 3.84m (15'5" x 12'7")

Study / Downstairs Bedroom: - 4.44m x 2.31m (14'7" x 7'7")

Shower Room: - 3.18m x 0.94m (10'5" x 3'1")

Bedroom 1: - 3.96m x 3.07m (13'0" x 10'1")

En-Suite: - 2.01m x 1.83m (6'7" max x 6'0")

Bedroom 2: - 3.2m x 3.05m (10'6" x 10'0")

Bedroom 3: - 5.05m x 2.29m (16'7" x 7'6")

Bedroom 4: - 3.48m x 2.62m (11'5" max 7'1" min x 8'7")

Bedroom 5: - 2.46m x 2.34m (8'1" x 7'8")

Bathroom: - 2.46m x 2.06m (8'1" max x 6'9")

Garage 1: - 5m x 2.34m (16'5" x 7'8")

Garage 2: - 4.11m x 2.36m (13'6" x 7'9")

Address:
32 Sidbury, Worcester, WR1 2HZ