



96

Allan Morris
estate agents

Bath Road, Worcester.

96 Bath Road, Worcester. WR5 3EW

Features:

- * Substantial period family home
- * Much improved by current owners
- * 5 Bedrooms + 3 Bathrooms
- * Generous driveway
- * Tiered gardens + exceptional views
- * Close proximity to city centre

A most substantial, beautifully presented, and much improved five bedroom semi detached period family home, benefiting from generous off road parking, well tended gardens and stunning far reaching views to the rear, situated within walking distance of Worcester city centre.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Dining Room, stunning refitted Kitchen with door giving access down to Cellarage, Utility Room, Living Room and Conservatory. On the first floor: Master Bedroom taking in panoramic views, En-Suite Shower Room, two further Bedrooms and spacious Family Bathroom. On the second floor: Two further double Bedrooms and Shower Room.

Outside: To the front is generous driveway. To the rear is tiered private garden, to include Garden Room with power and lighting, offering a good degree of privacy and again enjoying the exceptional views.

LOCATION:

The property is situated on the edge of the city centre itself, offering a wide range of shops, restaurants, bars and cafes. Also within easy reach are various parks, river walks and the glorious Worcester Cathedral. For those commuting elsewhere, Junction 7 of the M5 motorway can be reached within a few minutes drive and the city centre benefits from 2 mainline Railway Stations, giving direct access to London and Birmingham.





Directions:

From Sidbury take the right hand turn into Commandery Road, which quickly becomes Bath Road. Climb the hill, where number 96 can be found on the right hand side.

WAM 7736

Useful Information

Tenure: Freehold

EPC Rating: D

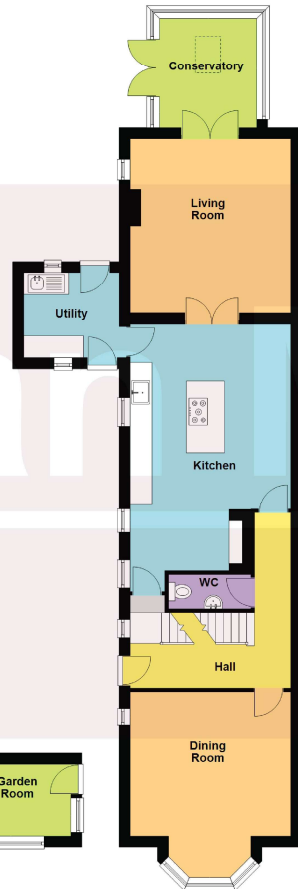
Council Tax Band: E

PRICE: £ 735,000

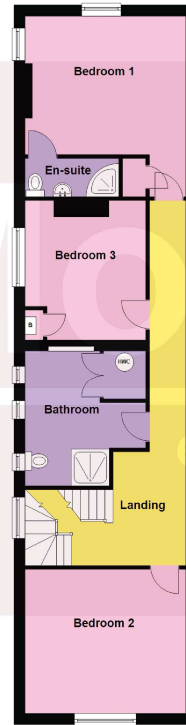




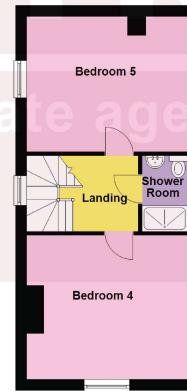
Ground Floor
Approx. 106.7 sq. metres (1148.3 sq. feet)



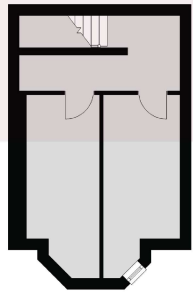
First Floor
Approx. 83.4 sq. metres (898.0 sq. feet)



Second Floor
Approx. 43.5 sq. metres (467.9 sq. feet)



Cellar
Approx. 29.1 sq. metres (313.7 sq. feet)



Total area: approx. 262.7 sq. metres (2827.9 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

Kitchen: - 6.63m x 4.42m (21'9" max 16'5" min x 14'6")

Utility Room: - 2.62m x 2.29m (8'7" x 7'6")

Living Room: - 4.72m x 4.37m (15'6" x 14'4")

Conservatory: - 2.77m x 2.59m (9'1" x 8'6")

Dining Room: - 5m x 4.27m (16'5" max (to bay) 12'9" min x 14'0")

Cellar 1: - 4.9m x 2.06m (16'1" x 6'9")

Cellar 2: - 4.9m x 2.03m (16'1" x 6'8")

Bedroom 1: - 4.42m x 3.68m (14'6" x 12'1")

En-Suite: - 2.59m x 1.02m (8'6" x 3'4")

Bedroom 2: - 4.42m x 4.04m (14'6" x 13'3")

Bedroom 3: - 3.78m x 3.25m (12'5" x 10'8")

Bathroom: - 3.58m x 3.23m (11'9" x 10'7" maximum)

Bedroom 4: - 4.42m x 4.06m (14'6" x 13'4")

Bedroom 5: - 4.44m x 3.51m (14'7" x 11'6")

Shower Room: - 2.01m x 1.24m (6'7" x 4'1")

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