



**Allan Morris**  
estate agents

**Green Hill, London Road,  
Worcester**



**17 Green Hill, London Road,  
Worcester. WR5 2AA**

**Stunning detached period home**

**4 Bedrooms**

**Generous living accommodation**

**Large driveway with EV charging point**

**Car Barn & stunning well tended gardens**

**Walking distance to City centre**

**Grade II Listed**

A most elegant and immaculately presented Grade II Listed four bedroom semi detached period family home, renovated to an exceptional standard and benefiting from generous driveway, Car Barn and stunning gardens and located within an easy walk of Worcester City centre.

Accommodation comprising: Entrance Hall, downstairs Cloakroom, Study, Sitting Room, spacious open plan Kitchen/Living/Dining Room and Utility Room. On the first floor: master Bedroom with En-Suite Shower and separate En-Suite Cloakroom, three further Bedrooms, spacious Family Bathroom and further Shower Room.

Outside: To the side is a driveway providing parking for several vehicles along with a timber constructed Car Barn. To the rear are glorious well tended gardens to include a patio seating area, lawn and further covered seating area to the rear and a brick built garden store.

**LOCATION:**

The property is located in the sought after Battenhall area of Worcester, within walking distance of the City centre, offering a wide range of amenities, easy access to Junction 7 of the M5, local schooling and within walking distance of the prestigious Kings School.







#### AGENTS NOTE:

We understand there is planning permission granted for a further ground floor side extension if required.

#### DIRECTIONS:

From Worcester City centre proceed out along London Road, turning right into Green Hill, London Road where number 17 can be found on the left hand side, as indicated by our For Sale board.



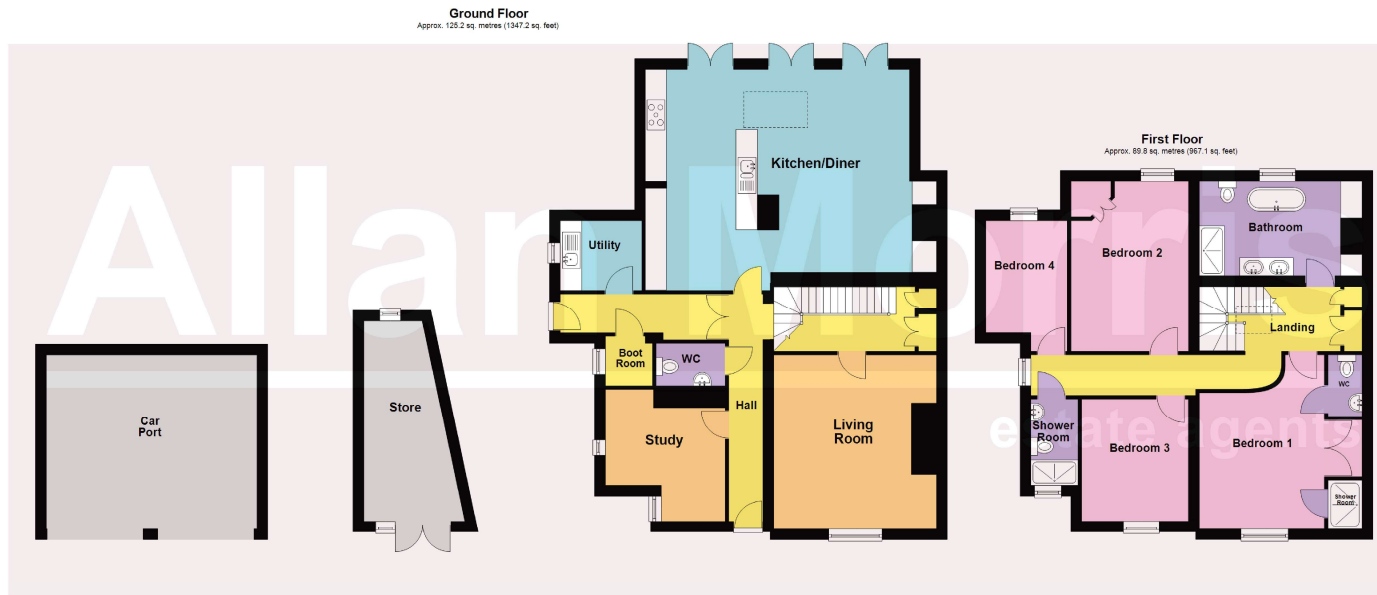
#### Useful Information

**Tenure:** Freehold

**Grade II Listed**

**Council Tax Band F**

**Price: £850,000**



Total area: approx. 215.0 sq. metres (2314.2 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

**Open plan Kitchen/Living/Dining Room** - 8.05m x 6.15m (26'5" max 24'0" min x 20'2" max 18'4" min)

**Sitting Room** - 4.88m x 4.5m (16'0" x 14'9")

**Utility Room** - 2.26m x 1.91m (7'5" x 6'3")

**Study** - 3.38m x 3.25m (11'1" max x 10'8")

**Bedroom 1** - 4.88m x 3.48m (16'0" max 12'4" min x 11'5")

**En-Suite Shower Room** - 2.46m x 1.27m (8'1" x 4'2")

**En-Suite Cloakroom** - 1.35m x 1.3m (4'5" x 4'3")

**Bedroom 2** - 4.9m x 3.23m (16'1" x 10'7")

**Bedroom 3** - 3.4m x 3.18m (11'2" x 10'5")

**Bedroom 4** - 3.53m x 2.06m (11'7" x 6'9")

**Family Bathroom** - 4.5m x 2.57m (14'9" max x 8'5")

Address:  
32 Sidbury, Worcester, WR1 2HZ