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estate agents

Lark Hill, Worcester.

48 Lark Hill, Worcester. WR5 2EQ

Features

- * **Stunning period residence**
- * **5 Bedrooms**
- * **Spacious living accommodation**
- * **Stunning gardens**
- * **Garaging**
- * **Convenient quiet location**

A stunning Grade II Listed five bedroom semi detached Georgian residence, situated in a highly sought after location, within easy reach of Worcester City centre and motorway links.

Accommodation briefly comprises: Entrance Hall, Dining Room, Study/Music Room, Kitchen, Breakfast Room and Utility Room. On the first floor: Sitting Room, Bedroom, Shower Room and Bathroom. On the second floor: Four Bedrooms (1 with En-Suite Shower Room). On the lower ground floor: Extensive Cellarage, with potential to create further accommodation, if required.

Outside: The property benefits from glorious well tended south west facing private gardens to the front. To the rear is sunny courtyard and access into Garaging.

LOCATION:

The property is located in a wonderful quiet location next to woodland, yet within a short walk is a popular Public House, Tesco Express store, as well as Waitrose Supermarket. The City centre is also within easy reach, offering a wide range of amenities, as are motorway links via junction 7 of the M5 motorway and Worcestershire Park Railway Station, giving direct access to a number of major cities.





Directions:

From Worcester City centre proceed out along the London Road, in the direction of the M5 motorway. Continue over the traffic lights and turn left after a very short distance, just before Tesco Express, onto Lark Hill Road. When you get to the top of the hill turn right, where number 48 can be located on the right hand side.

What3Words: [treat.short.react](https://www.what3words.com/treat.short.react)

WAM 7691

Useful Information:

Tenure: Freehold

EPC Rating: Grade II Listed

Council Tax Band: G

PRICE: £ 985,000



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

GROUND FLOOR:

Dining Room: 21'9" x 14'9"

Study / Music Room: 13'4" x 12'6"

Kitchen: 14'8" x 12'4" maximum

Breakfast Room: 11'6" x 9'3"

Utility: 16'0" x 5'5"

FIRST FLOOR:

Sitting Room: 22'0" x 15'0"

Bedroom: 14'9" x 12'4"

Shower Room: 9'2" max x 5'6" max

Bathroom: 9'10" x 6'5"

SECOND FLOOR:

Bedroom: 12'7" x 12'5"

Bedroom: 13'6" x 12'1" max 7'1" min

En-Suite Shower Room: 9'1" x 4'9" max

Bedroom: 15'0" x 11'0"

Bedroom: 15'6" x 10'6" max 9'5" min

LOWER GROUND FLOOR:

Cellar 1: 21'9" x 7'0"

Cellar 2: 21'9" x 15'0"

Garage: 19'6" x 14'5"

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.

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