



Allan Morris
estate agents

Hallow Road, Worcester.

**Arlington, 168 Hallow Road, Worcester.
WR2 6DJ**

Features:

- * Most spacious detached family home
- * Accommodation totalling over 4,600 sq.ft.
- * 5/6 Bedrooms & 3 Reception Rooms
- * Stunning open-plan Kitchen/Diner
- * Generous plot approx. 0.5 acre
- * Popular location

A wonderful opportunity to acquire a most spacious 5/6 bedroom detached family home, providing accommodation totalling in excess of 4,600 sq.ft. and enjoying a plot of approximately 0.5 acre, situated to the West of Worcester City.

Accommodation briefly comprises: Porch, Entrance Hall, downstairs Cloakroom, Sitting Room, Snug, Dining Room, Garden Room, stunning refitted Kitchen/Dining Room with useful storage spaces off and Utility Room. On the first floor: Spacious Principal Bedroom Suite with Dressing Room and En-Suite Bathroom, Guest Bedroom with Dressing Room and En-Suite Shower Room, 3 further Bedrooms, Study/Nursery and Shower Room.

Outside: To the front electric gates give access to in-and-out driveway, with access to spacious double Garage. The property further benefits from well tended gardens to the side and rear, incorporating raised decked seating area and with useful outside store under.

LOCATION:

The property is located to the western edge of Worcester City, offering the benefit of both access to Worcester city centre, as well as the village of Hallow and surrounding countryside. The property is ideally placed for the newly installed Kepax Bridge, giving access over to Gheluvelt Park and the amenities offered within the Barbourne area of Worcester. The property falls into a popular school catchment for both Primary and Secondary options and is also well placed for commuters.





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. Proceed for approximately 1 mile onto Hallow Road, where 'Arlington' can be found on the right hand side.

WAM 7920



Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: G

PRICE: £ 1,100,000



Total area: approx. 436.0 sq. metres (4693.3 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:

Sitting Room: - 9.27m x 5.18m (30'5" x 17'0")

Dining Room: - 4.88m x 3.91m (16'0" x 12'10" maximum)

Snug: - 5.18m x 3.94m (17'0" x 12'11")

Kitchen / Diner: - 8.69m x 7.82m (28'6" x 25'8")

Garden Room: - 5.69m x 2.08m (18'8" x 6'10")

Utility Room: - 3.56m x 2.41m (11'8" x 7'11")

Bedroom 1: - 5.66m x 5.54m (18'7" x 18'2")

Dressing Room: - 6.02m x 2.84m (19'9" x 9'4" maximum)

En-Suite: - 3.66m x 3.45m (12'0" x 11'4")

Bedroom 2: - 6.22m x 5.38m (20'5" x 17'8")

Dressing Room: - 2.95m x 2.36m (9'8" maximum x 7'9")

En-Suite: - 2.95m x 2.9m (9'8" x 9'6")

Bedroom 3: - 4.85m x 3.96m (15'11" x 13'0")

Bedroom 4: - 3.58m x 3.05m (11'9" x 10'0")

Bedroom 5: - 4.27m x 2.95m (14'0" x 9'8")

Shower Room: - 3.78m x 2.26m (12'5" x 7'5")

Study: - 4.88m x 4.34m (16'0" x 14'3")

Double Garage: - 5.74m x 5.38m (18'10" x 17'8")

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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