



Allan Morris
estate agents

**Sunnyside Road, Barbourne,
Worcester**

4 Sunnyside Road, Barbourne, Worcester. WR1 1RL

- Substantial Period Home
- Extensive living accommodation
- 5 Bedrooms
- 3 Bathrooms
- Driveway & garaging
- Stunning rear garden
- Sought after location

An elegant and most spacious five bedroom detached period family home enjoying a most generous plot, benefiting from driveway and large Garage, situated in the heart of Barbourne within easy walk of the city centre.

Accommodation comprising: Porch, Entrance Hall, Drawing Room, Living Room, Study, Dining Room, Kitchen Breakfast Room and downstairs Cloakroom. On the first floor: Master Bedroom with En-Suite Shower Room, two further double Bedrooms and a Family Bathroom with utility cupboard. On the second floor: Double Bedroom with En-Suite Bathroom and further double Bedroom.

Outside: To the front is a private driveway with EV charger and access into extensive garaging. To the rear is stunning private gardens, offering a good degree of privacy. Beyond the rear hedge is a further wooded area.

Location:

Situated in the vibrant Barbourne area of Worcester, the property provides easy access to the city centre itself. Close by is the award winning Gheluvelt Park as well as several independent shops, public houses and cafes. The area further benefits from popular schooling options for both primary and secondary education as well as being well placed for independent schooling options at RGS and The King's School. For commuters, junction 6 of the M5 is a short drive away and Worcester also benefits from two train stations with direct access to Birmingham and London





Directions

From Worcester City centre proceed in a northerly direction along The Tything which becomes Barbourne Road. Turn right into Sunnyside Road where number 4 can be found on the right hand side.

WAM 8125

Useful Information

Tenure: Freehold

EPC Rating: E

Council Tax Band: F

Price: £ 950,000



Floorplan & Measurements

Living Room - 4.84m x 4.15m (15'10" x 13'7")

Drawing Room - 4.84m x 4.28m (15'10" x 14'0")

Study - 4.08m x 3.94m (13'4" x 12'11")

Kitchen/Breakfast Room - 5.08m x 4.28m (16'8" x 14'0")

Dining Room - 5.7m x 2.85m (18'8" x 9'4")

Bedroom 1 - 4.28m x 4.24m (14'0" x 13'10")

En-Suite - 4.28m x 1.77m (14'0" x 5'9")

Bedroom 4 - 4.27m x 4.24m (14'0" x 13'10")

Bedroom 5 - 4.08m x 3.94m (13'4" x 12'11")

Bathroom - 4.28m x 3.21m (14'0" x 10'6")

Bedroom 2 - 4.28m x 3.54m (14'0" x 11'7")

En-suite 2 - 3.03m x 1.59m (9'11" x 5'2")

Bedroom 3 - 5.23m x 4.13m (17'1" x 13'6")

Garage - 5.69m x 5.02m (18'8" x 16'5")

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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