



3 Hallow Road

Worcester, WR2 6BX

Andrew Grant

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3 Bedrooms 1 Bathroom 3 Reception Rooms

A traditional family home situated within a convenient and desirable residential area.

- Established residential area
- Spacious kitchen breakfast room and three double bedrooms
- Large family bathroom, Naudic sauna and cloakroom
- Established gardens to the front and rear
- Detached garage and parking to the rear

3 Hallow Road is approached via a wrought iron pedestrian gate leading onto the front lawned garden. The fore garden is incredibly private and well-screened from the road by mature hedgerows to the front. The garden here is bounded by panel fencing and hedging. There are specimen palm trees nicely framing the front of the property and a gravelled pathway leads down the side accessing the rear garden. The entrance to the property has an attractive pillared canopy porch providing shelter from the elements. As you enter the property, you are greeted by a central hallway featuring a staircase rising to the first floor and doors accessing the living room, sitting room and cloakroom. The main living accommodation seamlessly flows from one room to the other. There is a living room, a dining room, a kitchen/breakfast room, a sitting room and a cloakroom on the ground floor. Upstairs, there are three generous-sized double bedrooms and an impressively spacious family bathroom. Outside, the property has sizeable gardens to the front and rear. There is parking and a garage situated to the rear.

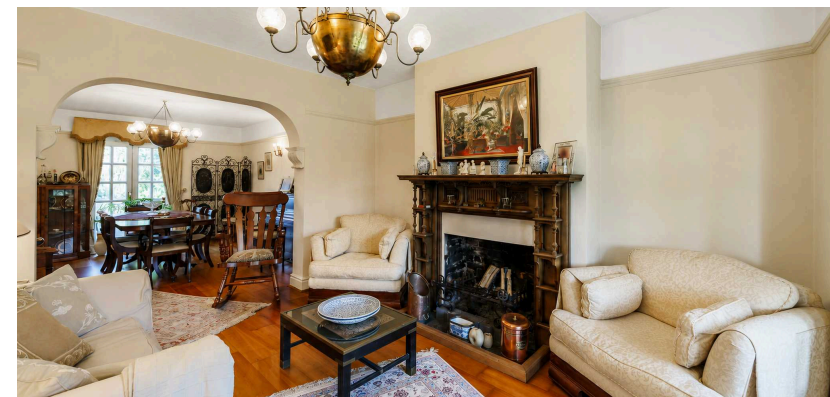
1805 sq ft (167.6 sq m)





The living room

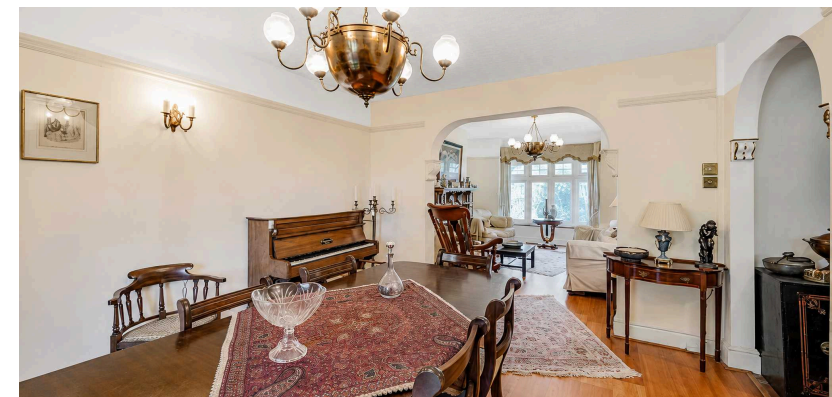
Situated to the right side of the hallway is a light and spacious living room, with a bay window to the front and a fireplace with a fire grate and an intricately detailed wooden surround and mantel. This room also features quality wood effect laminate flooring and has an opening at the rear to access the dining room.





The dining room

The dining room has ample space for a dining table and chairs, a continuation of the quality wood effect laminate flooring, patio doors to the rear garden and an opening through to the kitchen.





The kitchen and breakfast room

To the rear of the property is the kitchen breakfast room featuring quarry tiled flooring, wall and base units, with work surfaces incorporating a one-and-a-half bowl sink with drainer and mixer tap and tiling to the splashbacks. In the centre, there is plenty of space for a breakfast table and chairs. The kitchen can accommodate a range-style oven with a cooker hood above, an American-style fridge freezer, a washing machine and a dishwasher.





The sitting room

Accessed from the hallway or kitchen, the sitting room is a mirror image of the adjacent living room in terms of size and shape. This room features quality wood effect laminate flooring and a bay window to the front elevation. Completing the ground floor accommodation is an extremely useful cloakroom comprising a low-level WC and a washbasin set upon a vanity unit.



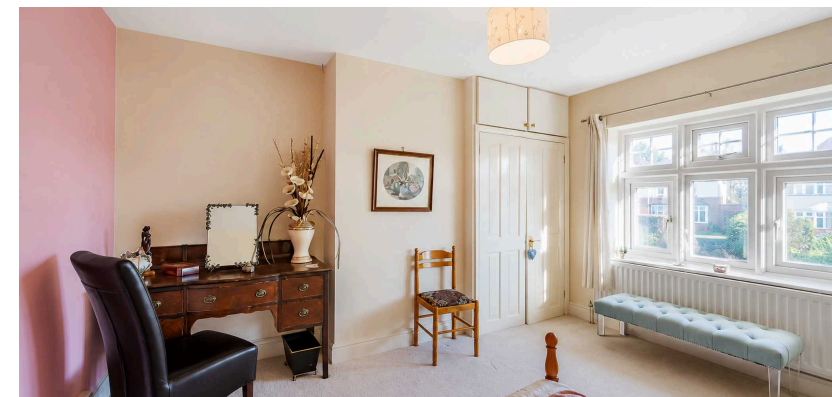
The primary bedroom

The master bedroom is situated at the rear of the property and includes a bank of fitted wardrobes, wooden flooring and a window with pleasant views over the rear garden.



The second and third bedrooms

Bedrooms two and three are both excellent-sized double rooms situated to the front of the property, with bedroom two featuring a built-in wardrobe and bedroom three with two built-in wardrobes to either side of the chimney breast. There are windows to the front aspect in both these rooms.





The family bathroom

A real feature of this lovely home is the amazingly spacious family bathroom comprising a free-standing bathtub with shower attachment, a washbasin, a low-level WC and a sizeable shower cubicle. There is also wooden flooring, a towel radiator, a window to the rear aspect, a sizeable built-in storage cupboard and access to the airing cupboard, which can also be accessed via a door from the landing.



The garden

The garden features an interesting selection of mature planting, shrubbery and trees to the borders, which are bound by mature hedgerows providing plenty of privacy. Immediately to the rear of the property, there is a raised patio area surrounded by a stone balustrade perfect for alfresco dining and entertaining, with a few steps down to the sizeable lawned area beyond.



To the rear of the lawned garden, there is a Nordic sauna housed on hardstanding. The paved pathway at the side of the lawn leads to a further paved area at the rear featuring wrought iron gates to the garage and parking, which is accessed via Westhaven Place off Martley Road.



Location

The beautiful banks of the River Severn are just a short walk away providing lovely scenic walks along the river. Nearby St Johns provides an excellent range of local amenities, including a supermarket, a newsagent and the University Campus on Oldbury Road. Worcester Racecourse and the cricket ground are also nearby. The centre of Worcester City is within walking distance with its vast array of high-street shops, restaurants and public houses. Good local schooling is well-catered for including the renowned RGS Worcester. There are excellent transport links nearby including Worcester Foregate Street Railway Station and easy access to the M5 motorway via Junctions 6 and 7.

Services

Services are TBC.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band E



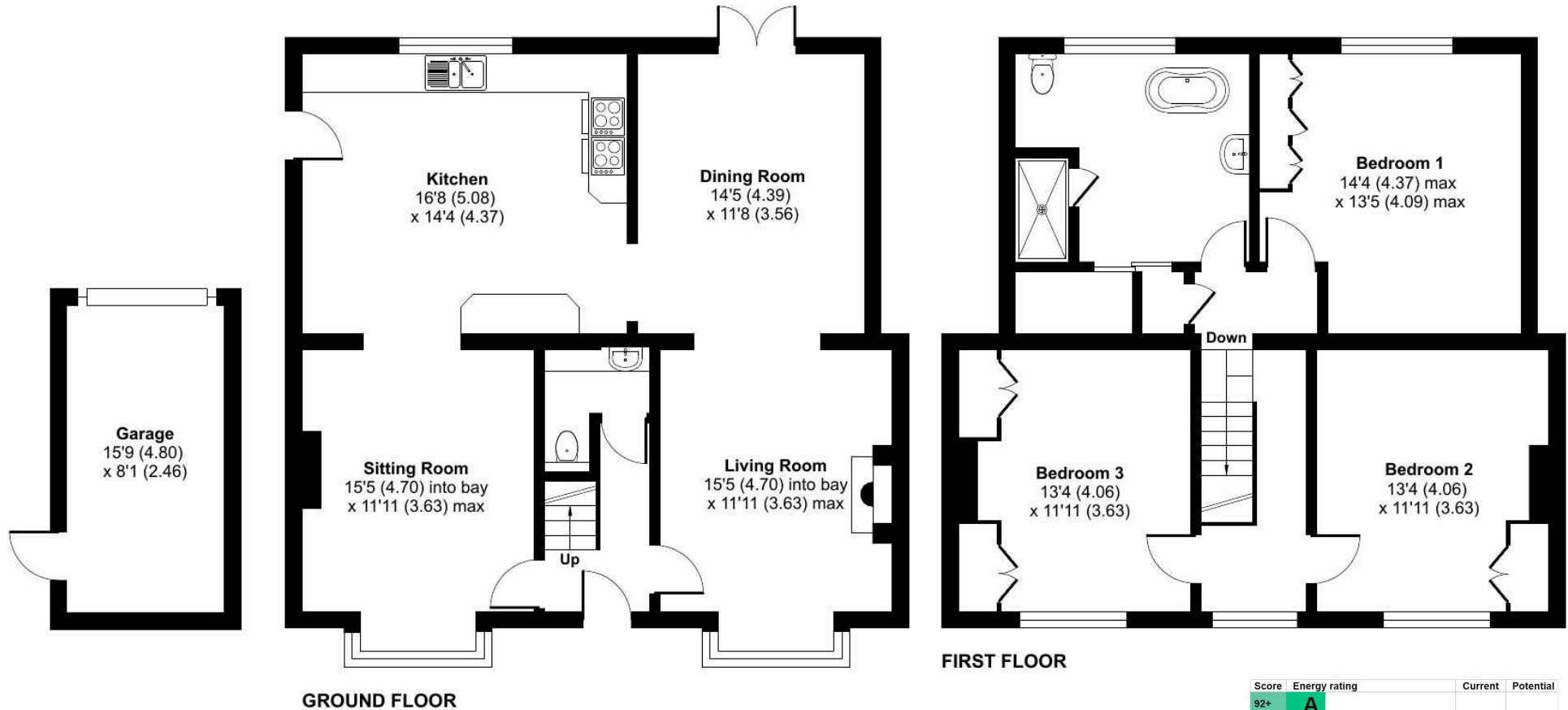
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Approximate Area = 1678 sq ft / 155.8 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 1805 sq ft / 167.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Andrew Grant. REF: 950510

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	78 C
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com