



POST

ST JUST
157

Allan Morris
estate agents

Malvern Road, Worcester

**St Just, 157 Malvern Road, Worcester.
WR2 4LN**

- **Wonderful detached family home**
- **6 Bedrooms**
- **Stunning open plan Kitchen/Diner**
- **Parking for several vehicles**
- **Large landscaped garden**
- **Highly sought after location**

A modern, six bedroom, extended detached family home offering immaculately presented spacious and versatile accommodation, enjoying a stunning large private landscaped mature garden. Situated within this highly regarded and sought after residential area the location provides easy access to the city centre and national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Open plan Kitchen/Diner, Living Room, Utility Cupboard, Three Double Ground Floor Bedrooms and ground floor Shower Room. On the first floor: Three Double Bedrooms (main bedroom having built in storage cupboards and wardrobes and en-suite shower room) and Family Bathroom.

Outside: To the front of the property is a lawned fore garden with mature hedged boundary and gated gravel driveway providing off road parking for up to eight cars in turn accessing the front door and a gated side/rear pedestrian access. To the rear of the property is a large mature landscaped garden subdivided into two areas, the immediate area having a composite decked seating area with mature shrub bed borders, wooden garden shed, a detached brick outbuilding (subdivided into two rooms with power and lights). There is a feature stone and brick wall with archway through to a second lawned area and kitchen garden with raised beds, greenhouse, ornamental pond and patio areas all enjoying a high degree of privacy.





Directions

From Worcester city centre proceed over the river bridge onto New Road, take the middle lane and proceed over the traffic lights in to the heart of St Johns, at the next set of traffic lights bear left, continue along proceeding straight over the next set of traffic lights onto Malvern Road, after a short distance St Just/No.157 will be found on the left hand side.

What3words: ///twice.lift.brief

WAM 8083

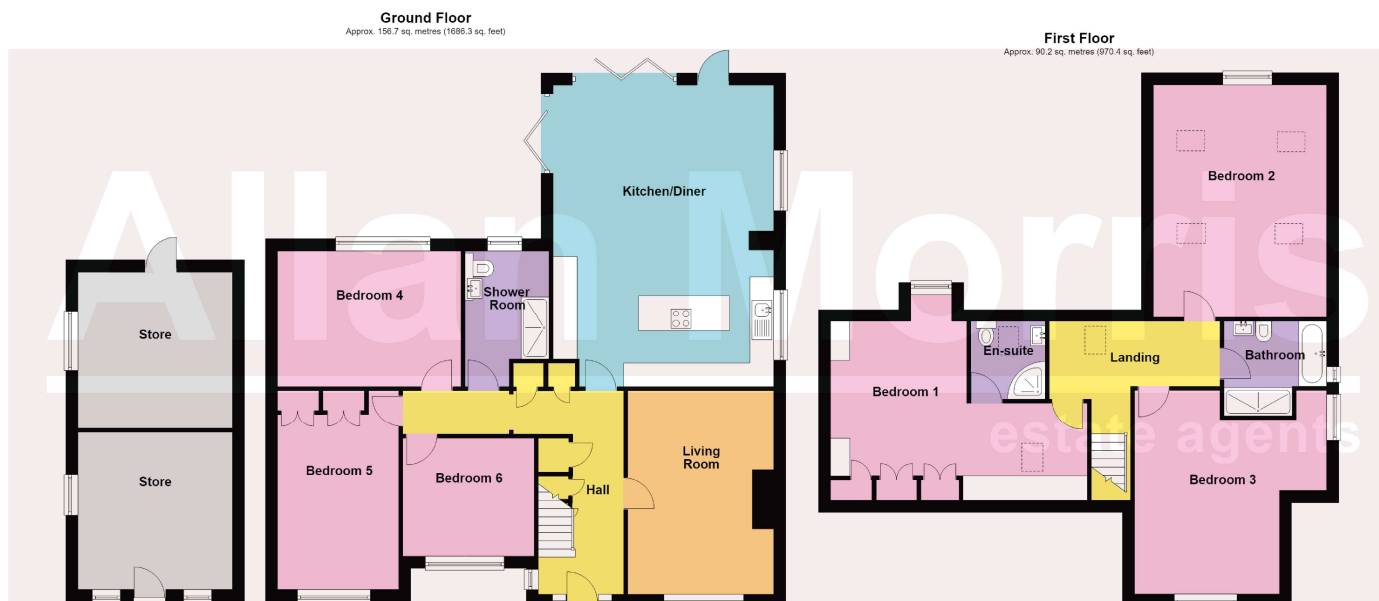
Useful Information

Tenure: Freehold

EPC Rating: C

Council Tax: G

PRICE: £800,000



Total area: approx. 246.8 sq. metres (2656.7 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

Living Room - 5.1m x 3.65m (16'8" x 11'11")

Kitchen/Diner - 7.56m x 5.52m (24'9" x 18'1")

Bedroom 4 - 3.39m x 4.59m (11'1" x 15'0")

Bedroom 5 - 4.98m x 3.03m (16'4" x 9'11")

Bedroom 6 - 2.95m x 3.29m (9'8" x 10'9")

First floor

Bedroom 1 - 5.15m x 6.43m (16'10" x 21'1")

Bedroom 2 - 5.83m x 4.34m (19'1" x 14'2")

Bedroom 3 - 5.1m x 4.05m (16'8" x 13'3")

En-suite - 1.95m x 1.86m (6'4" x 6'1")

Bathroom - 5.83m x 4.34m (19'1" x 14'2")

Store (rear) - 3.92m x 3.87m (12'10" x 12'8")

Store (front) - 3.93m x 3.87m (12'10" x 12'8")

Address:
32 Sidbury, Worcester, WR1 2HZ