



Allan Morris
estate agents

**Laugherne Road, St. John's,
Worcester**

**45 Laugherne Road, St. John's,
Worcester. WR2 5LU**

Superb four bedroom detached period property

Sought after location

Period features

Open plan Kitchen/Breakfast Room

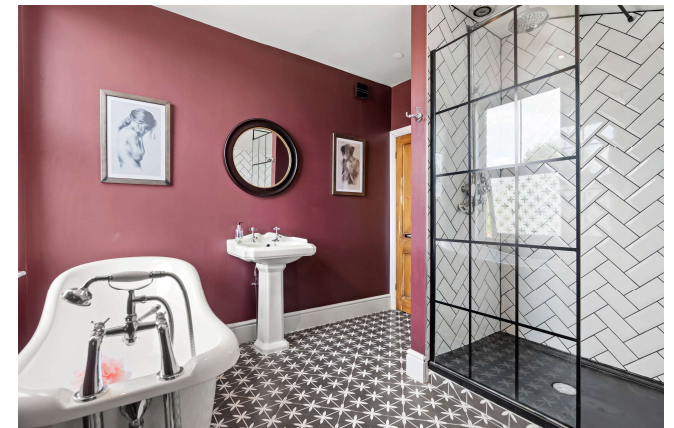
Wonderful outside Dining area with garden

Off road parking & garaging

A superb four bedroom detached period property, situated in this sought after location.

Accommodation comprising: Side entrance with porch into Hallway with original tiled flooring, access into converted Cellar/Office/Bedroom 4, Sitting Room with bay window to the front aspect, woodburner and stripped wood flooring, Dining Room with original features and herringbone style floor, feature fireplace, into large open plan Kitchen/Breakfast area with engineered oak flooring, which is fitted with a matching range of units with wooden surfaces over, integrated double oven with Bosch five ring gas hob, integrated fridge freezer, black Belfast style sink with contemporary tap over, tiled splash backs breakfast bar area and double doors from Breakfast Area out to entertaining area, Utility with further storage with space and plumbing for washing machine and dishwasher, downstairs Cloakroom.

On the first floor: Bedroom 2 with two windows to the front aspect, feature cast iron fireplace, Bedroom 3 with bay window to the side aspect, cast iron open fireplace, Office, Family Bathroom, with a slipper style bath with Victorian taps and hand shower over, separate large walk-in shower with main shower head and further hand shower. Second floor: Stunning Master Bedroom overlooking the rear garden with attic storage, superbly appointed En-Suite, with contemporary large walk-in shower, brass coloured fittings, W.C. and sink with storage below.





Outside:

To the front is ample off road parking with E.V. charger. There is gated side access, which initially leads onto a superb patio / entertaining area with pergola. Leading onto an established lawn with raised flower beds to either side, further side gated access and to the far end is access to a Garage with power and lighting.

Directions:

From Worcester city centre proceed over the River Severn onto New Road, taking the middle lane proceed over the traffic lights into St Johns. At the next set of traffic lights proceed straight over onto the Bromyard Road, at the next set of traffic lights turn right onto Comer Road, after a short distance take the third turning on the left onto Laugharne Road, where the property will be found on the left hand side.

WAM 8066

Useful Information

Tenure: Freehold

EPC Rating: D

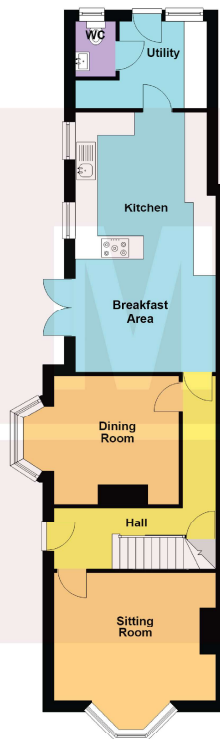
Council Tax Band D

Price: Offers in the region of £ 550,000

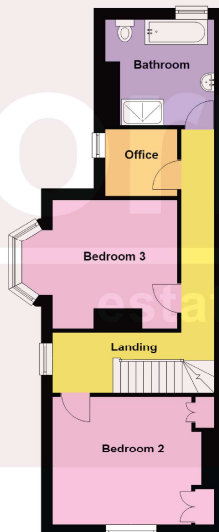




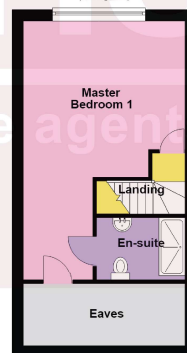
Ground Floor
Approx. 104.2 sq. metres (1121.7 sq. feet)



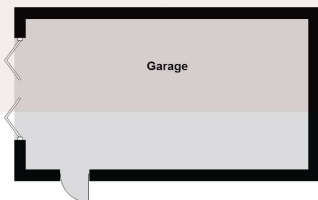
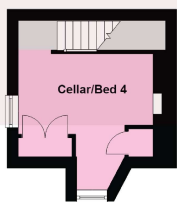
First Floor
Approx. 53.2 sq. metres (572.1 sq. feet)



Second Floor
Approx. 30.1 sq. metres (324.2 sq. feet)
(excluding Eaves)



Cellar
Approx. 15.2 sq. metres (164.0 sq. feet)



Total area: approx. 202.7 sq. metres (2182.0 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 - 4.18m x 4.33m (13'8" x 14'2")

Dining Room - 3.45m x 4.17m (11'3" x 13'8")

Kitchen/Breakfast Area - 6.96m x 3.76m
(22'10" x 12'4")

Utility - 2.33m x 2.34m (7'7" x 7'8")

Cellar/Bedroom 4 - 2m x 1.53m (6'6" x 5'0")

Master Bedroom 1 - 6.95m x 4.33m (22'9" x 14'2")

En-suite - 1.67m x 2.37m (5'5" x 7'9")

Bedroom 2 - 3.41m x 4.33m (11'2" x 14'2")

Bedroom 3 - 3.46m x 4.17m (11'4" x 13'8")

Bathroom - 2.86m x 2.92m (9'4" x 9'7")

Office - 1.8m x 1.93m (5'10" x 6'3")

Garage - 7.58m x 4.02m (24'10" x 13'2")

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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