



Allan Morris
estate agents

Spetchley Road, Worcester.

83 Spetchley Road, Worcester. WR5 2LS

* Superbly presented detached family home

* Immaculate inside & out finished to a high standard

* Impressive open-plan Sitting Room/Dining Area and beautifully appointed fully equipped Kitchen & bar area

* 4 generous double Bedrooms & 3 spacious En-Suites

* Impressive fully fitted, carpeted & decorated loft space, extending across much of the property, offering exceptional additional storage/flexible use

* Superb outdoor entertaining & dining areas with extensive paved terrace

* Purpose built Playhouse with slide & adjoining Workshop/Garage

* Substantial off road parking with house set back from road

An exceptional opportunity to acquire a beautifully presented and substantial four bedroom detached family home, situated in the sought after Spetchley Road. Set back from the road with mature trees and well maintained lawns. Offering a high standard of finish throughout with versatile family accommodation, entertaining space and superb private garden. The property is ideally positioned for Worcester city, excellent local schooling, Worcester woods Country Park and major transport links.

Accommodation briefly comprises: Main Entrance Hall with tiled flooring and underfloor heating throughout the ground floor and access into Study/Snug, large downstairs Shower Room, open-plan Sitting Room/Dining Area, leading into fully equipped Kitchen with quartz work surfaces, 3 double ovens, microwave, built-in fridge/freezer, hot & cold water tap, integrated storage/bar area and Velux skylights, large Utility with space and plumbing for washing machine and tumble dryer, etc., 2 Velux skylights and access into ample storage (previously the Garage). From the Sitting Room Area 2 sets of bi-fold doors give access onto large entertaining patio. From Entrance Hall contemporary staircase rises to first floor: Landing with access to impressive fully carpeted and decorated usable Loft space, extending across much of the property, with heavy duty loft ladder, offering potential for future conversion, subject to necessary building regulations, access into a large Master Bedroom overlooking garden, fitted wardrobes and beautifully appointed spacious En-Suite with recessed shelving, Guest Bedroom 2 overlooking rear garden with En-Suite with recessed shelving, Bedroom 3 to front elevation with En-Suite with recessed shelving, Bedroom 4 and luxurious Family Bathroom, fitted with a freestanding bath, separate large walk-in shower and recessed shelving.





OUTSIDE:

The property enjoys an attractive, set back position on Spetchley Road, approached via a substantial driveway, providing excellent off road parking. The front is beautifully presented with immaculately maintained lawn, mature planting and established trees. There is access to both sides of the property via spacious side passages, where there are various useful purpose built log stores, enclosed storage and dedicated wheelie bin storage area.

From the Sitting Room bi-fold doors lead onto a large entertaining patio, with further purpose built outside kitchen/seating area, with tiled roof and space for wood burner. There is also a large immaculately maintained lawn leading to the far end, where there is a purpose built Workshop, with Children's Playhouse and slide.

The property offers a high degree of privacy and offers a beautiful family home, within this sought after location.

LOCATION:

The property is located within this sought after area, with access to excellent local schooling, Worcester Woods and Country Park, Waitrose Supermarket, as well as within easy reach of Worcester City and major transport links.



DIRECTIONS:

From Worcester City centre proceed out along London Road in the direction of motorway. At small island bear left onto Spetchley Road, where number 83 will be found on the left hand side, as indicated by our For Sale board (?).

WAM 8113





USEFUL INFORMATION:

EPC Rating: C

Tenure: Freehold

Council Tax Band: E

PRICE: Offers in region of £ 900,000

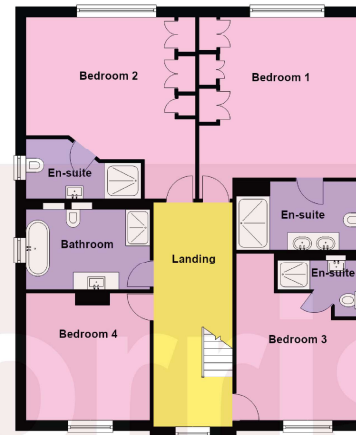




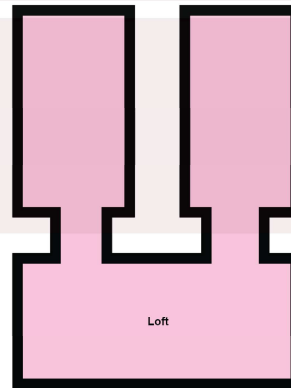
Ground Floor
Approx. 149.6 sq. metres (1609.9 sq. feet)



First Floor
Approx. 113.5 sq. metres (1221.8 sq. feet)



Second Floor
Approx. 62.1 sq. metres (669.3 sq. feet)



Total area: approx. 325.2 sq. metres (3500.2 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: - 7.19m x 5.31m (23'7" max x 17'5")

Dining Area: - 6.27m x 3.61m (20'7" x 11'10")

Kitchen: - 5.44m x 4.98m (17'10" x 16'4")

Utility: - 4.67m x 3.28m (15'4" x 10'9" maximum)

Study: - 3.58m x 3.58m (11'9" x 11'9")

Downstairs Shower Room: - 2.62m x 1.96m (8'7" x 6'5")

Bedroom 1: - 5.05m x 4.7m (16'7" x 15'5")

En-Suite: - 3.28m x 1.98m (10'9" x 6'6")

Bedroom 2: - 5.03m x 4.67m (16'6" x 15'4")

En-Suite: - 3.33m x 2.01m (10'11" x 6'7")

Bedroom 3: - 4.85m x 3.61m (15'11" x 11'10")

En-Suite: - 1.84m x 2.42m (7'11" x 6'0")

Bedroom 4: - 3.68m x 3.58m (12'1" x 11'9")

Bathroom: - 3.58m x 2.54m (11'9" x 8'4")

Loft space: - 10.5 max x 7.2m max (irregular shape)

Garden Room: - 4.75m x 3.15m (15'7" x 10'4")

Garage: - 3.25m x 2.87m (10'8" x 9'5")

Contact us:

Address:

32 Sidbury, Worcester. WR1 2HZ

General Information:

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.