



Allan Morris
estate agents

Nunnery Lane, Worcester.

**Plowland, 8 Nunnery Lane, Worcester.
WR5 1RQ**

- * Detached 1930's family home
- * 4 Bedrooms
- * Extended accommodation
- * Long driveway & large Garage
- * Plot totalling approximately 0.3 acres
- * Highly sought after location

A most spacious four bedroom, extended detached traditional style family home, enjoying a most generous plot with stunning private gardens, situated in a prime, highly sought after location.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, spacious Living Room, Study/Music Room, Kitchen Breakfast Room and Utility Room. On the first floor: Three generous double Bedrooms, further single Bedroom(currently used as office) and two Bathrooms.

Outside: To the front of the property is a long driveway, accessed via a five bar gate providing parking for multiple vehicles and giving access into a large Garage with infrared automatic door. To the rear are wonderful gardens enjoying a number of vegetable patches, mature trees and shrubs, with a large lawned area as well as patio seating area, fully enclosed by fencing and shrubbery, offering an excellent degree of privacy.

LOCATION: The property is located in one of Worcester's most sought after areas to the south of the city, ideal for those looking for easy access to motorway links and Worcestershire Parkway Railway Station as well as popular schooling with options for primary, secondary and sixth form college, all within a short walk. Also within a stones throw is the wonderful Worcester woods, ideal for dog walks/recreation as well as Waitrose supermarket within a short walk.





AGENT'S NOTE:

We understand the property was subject to underpinning in 1990 and the insertion of a concrete raft. As all works are over 25 years old without further issue, we are informed this now means there is no longer a requirement for specialist insurance.

Directions:

From Worcester City centre proceed out along the London Road, continuing to the top and taking a left at the island onto Spetchley Road. Take the first left into Nunnery Lane, where 'Plowland' can be found on the right hand side.

WAM 8107

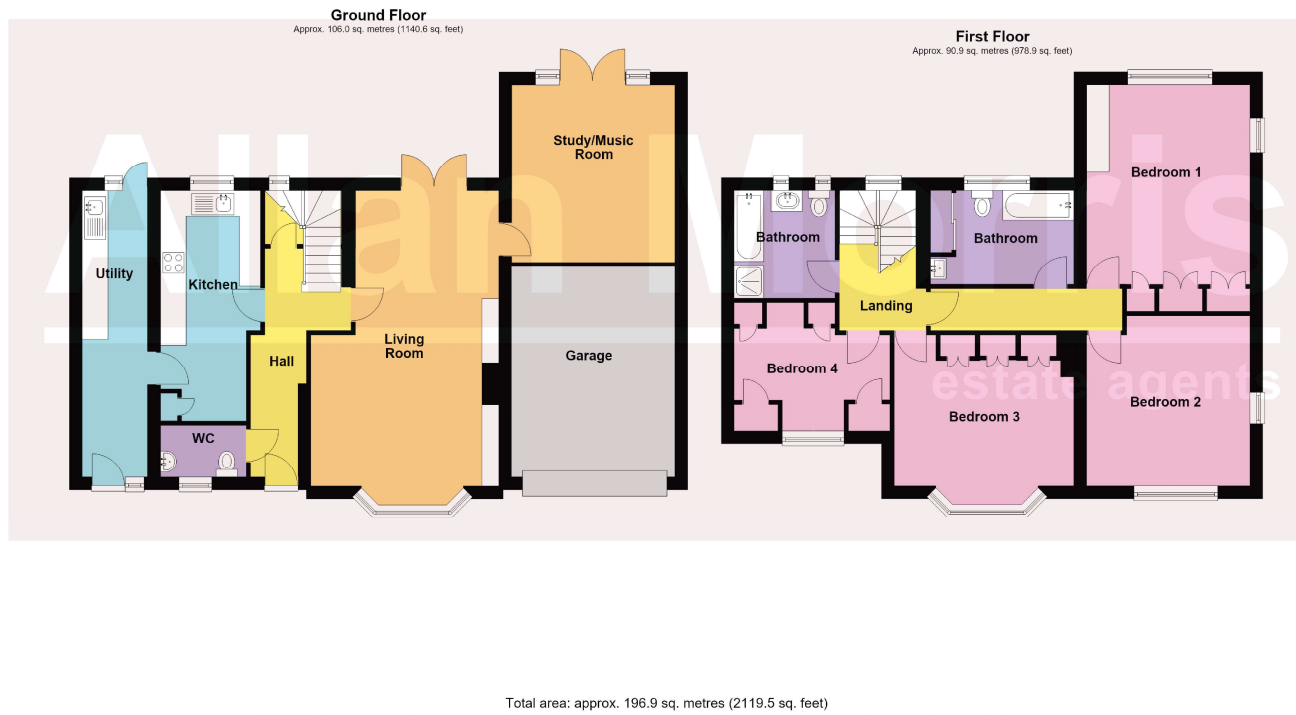
Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

Price: £800,000



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 - 7.42m x 4.23m (24'4" x 13'10")

Kitchen - 5.19m x 2.36m max (17'0" x 7'8")

Utility Room - 6.77m x 1.75m (22'2" x 5'8")

Study - 4.18m x 3.85m (13'8" x 12'7")

Bedroom 1 - 5.34m x 4.06m (17'6" x 13'3")

Bedroom 2 - 4.03m x 3.86m (13'2" x 12'7")

Bedroom 3 - 3.58m x 4.24m (11'8" x 13'10")

Bedroom 4 - 3.03m x 3.68m (9'11" x 12'0")

Bathroom 1 - 2.22m x 3.39m (7'3" x 11'1")

Bathroom 2 - 2.55m x 2.38m (8'4" x 7'9")

Garage - 4.97m x 3.85m (16'3" x 12'7")

Address:
32 Sidbury, Worcester, WR1 2HZ