



Allan Morris
estate agents

**Park Avenue, Barbourne,
Worcester.**

**91 Park Avenue, Barbourne, Worcester.
WR3 7AQ**

- * Detached Edwardian Family home
- * 5/6 Bedrooms
- * Generous living accommodation
- * Driveway & Garaging
- * Fully enclosed garden
- * Highly sought after location
- * Various Eco features

A wonderful opportunity to acquire a truly spacious 5/6 bedroom detached Edwardian family home, enhanced by the current owners, situated in the highly sought after Barbourne area of Worcester.

Accommodation briefly comprising: Entrance Hall, downstairs Cloakroom, Snug, Living Room, spacious open-plan Kitchen/Diner, Utility Room and Boot Room. On the lower ground floor: Converted Basement (currently used as a Cinema Room). On the first floor: Four double Bedrooms (one with En-Suite) and Family Bathroom. On the second floor: Spacious Master Bedroom Suite with En-Suite Shower Room and further Bedroom/Dressing Room.

Outside: To the front is a driveway providing parking for several vehicles, with EV charging point. Accessed to the side of the property is a detached Garage. To the rear is a fully enclosed garden, initially with raised decked seating area, largely laid to lawn, offering a good degree of privacy.

AGENT'S NOTE:

The property benefits from various Eco features to include Solar Thermal System and Solar PV stove (back boiler), which can provide all hot water heating, if required. The property also further benefits from part wet underfloor heating system within certain rooms in the house.





Location:

'91 Park Avenue' is situated within this sought after area of Barbourne, offering excellent local schooling, amenities, easy access into Worcester City and major transport links. Close by is the award winning Gheluvelt Park and within a short walk are several shops, bars and cafes, as well as Worcester Foregate Street Station and the City centre itself.

Directions:

From Worcester City Centre proceed in a northerly direction along Foregate Street and onto the Tything. Bear left onto Ombersley Road and turn 2nd left onto Park Avenue. Continue down Park Avenue, where number 91 will be found on the right hand side, as indicated by our For Sale board.

WAM 8108

Useful Information

Tenure: Freehold

EPC Rating: C

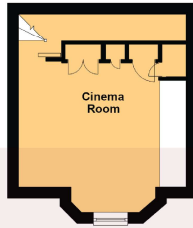
Council Tax Band: F

Price: £ 995,000





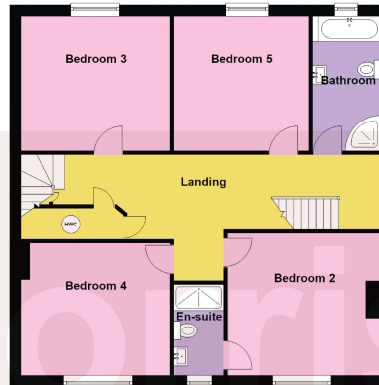
Basement
Approx. 22.3 sq. metres (240.5 sq. feet)



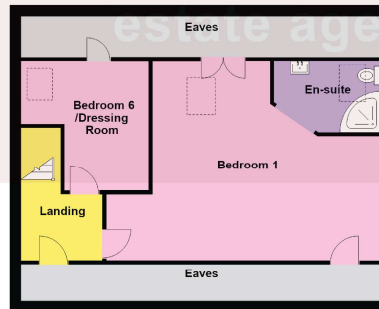
Ground Floor
Approx. 126.8 sq. metres (1364.6 sq. feet)



First Floor
Approx. 93.6 sq. metres (1007.7 sq. feet)



Second Floor
Approx. 92.0 sq. metres (989.0 sq. feet)
(excluding Eaves, Eaves)



Total area: approx. 294.7 sq. metres (3172.3 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

Kitchen/Diner - 3.64m x 7.92m (11'11" x 25'11")

Utility - 2.35m x 1.65m (7'8" x 5'4")

Boot Room - 1.98m x 2.04m (6'5" x 6'8")

Living Room - 5.92m x 4.01m (19'5" x 13'1")

Snug - 3.82m x 4.12m (12'6" x 13'6")

Basement - 4.5m x 4.5m (14'9" x 14'9")

Master Bedroom - 5.37m x 7.39m (17'7" x 24'2")

Dressing Room/Bedroom 6 - 3.5m x 3.43m (11'5" x 11'3")

Bedroom 2 - 3.82m x 4.12m (12'6" x 13'6")

Bedroom 3 - 3.64m x 4.01m (11'11" x 13'1")

Bedroom 4 - 3.56m x 4.01m (11'8" x 13'1")

Bedroom 5 - 3.64m x 3.64m (11'11" x 11'11")

Bathroom - 3.54m x 1.83m (11'7" x 6'0")

Garage - 4.55m x 2.7m (14'11" x 8'10")

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.

Address:
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