



**Allan Morris**  
estate agents

Cromwell Crescent Lane,  
Worcester.

## Hilltop House, Cromwell Crescent Lane, Worcester. WR5 2LD

### Features:

- \* Detached contemporary home
- \* 3/4 Bedrooms
- \* Generous off road parking
- \* Convenient location
- \* Stunning roof terrace
- \* Excellent EPC Rating

A wonderful opportunity to acquire an individual contemporary detached 3/4 bedroom house, finished to an excellent standard, benefiting from stunning roof terrace with wonderful far reaching views, situated within easy reach of Worcester city centre and motorway links.

Accommodation briefly comprises: First floor: Entrance Hall, Cloakroom, Living Room (potential 4th Bedroom), spacious open-plan Kitchen/Living/Dining Room with access out onto balcony area. On the ground floor: Master Bedroom with En-Suite Shower Room, Bedroom 2 with En-Suite Bathroom and Bedroom 3 with further En-Suite Shower Room. There is also the benefit of useful Utility Room.

Outside: Low maintenance private garden with the benefit of useful Bike Store. To the side of the property is generous driveway, providing parking for numerous vehicles, with additional parking space by the back gate. Steps lead up to stunning spacious roof garden, offering a wonderful entertaining space, enjoying panoramic far reaching views over Worcester city centre and taking in the surrounding countryside and Malvern Hills.

### LOCATION:

The property is located to the East of Worcester city, providing easy access to Worcester city, as well as motorway links and the Worcestershire Parkway Railway Station. Within close proximity is Waitrose Supermarket, as well as glorious walks at Worcester Woods. The property also falls into a popular school catchment for both Primary and Secondary options.





## Directions:

From Sidbury, proceed along London Road, continue along for approximately half a mile, turn right into Marlborough Street, then 1st left into Cromwell Crescent Lane, where 'Hilltop House' can be found on the left hand side.

WAM 7990



## Useful Information:

Tenure: Freehold

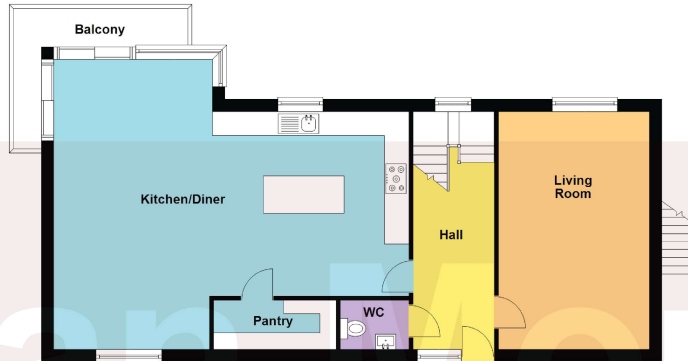
EPC Rating: B

Council Tax Band: F

**PRICE: £ 650,000**



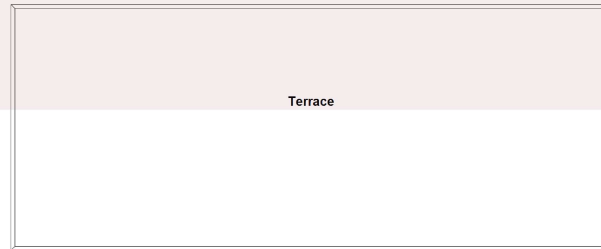
**First Floor**  
Approx. 90.4 sq. metres (973.5 sq. feet)  
(excluding balcony)



**Ground Floor**  
Approx. 64.6 sq. metres (699.3 sq. feet)



**Second Floor**  
Approx. 0.0 sq. metres (0.0 sq. feet)  
(excluding Terrace)



Total area: approx. 175.1 sq. metres (1884.4 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:

**Living Room:** - 5.84m x 3.71m (19'2" x 12'2")

**Kitchen/Diner:** - 8.74m x 7.11m (28'8" x 23'4")

**Bedroom 1:** - 5.41m x 3.84m (17'9" x 12'7")

**En-Suite Shower Room:** - 2.31m x 1.75m (7'7" x 5'9")

**Bedroom 2:** - 4.6m x 3.71m (15'1" x 12'2")

**En-Suite Bathroom:** - 2.29m x 1.47m (7'6" x 4'10")

**Bedroom 3:** - 4.37m x 2.95m (14'4" x 9'8")

**En-Suite Shower Room:** - 1.96m x 1.75m (6'5" x 5'9")

**Utility Room:** - 2.67m x 1.63m (8'9" x 5'4")

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:  
32 Sidbury, Worcester, WR1 2HZ