



Allan Morris
estate agents

**Sunnyside Road, Barbourne,
Worcester.**

3 Sunnyside Road, Barbourne, Worcester. WR1 1RL

- Stunning period family home
- Bespoke Olive & Bar Kitchen/Diner
- 5 Bedrooms
- 2 Bathrooms
- Private garden
- Sought after location
- Close proximity to Gheluvelt Park

A most spacious and extended five bedroom semi detached period home, situated in the highly sought after Barbourne area of Worcester.

Accommodation briefly comprising: Entrance Hall, Living Room, Snug, spacious open-plan Kitchen/Diner with bespoke Olive & Bar Kitchen with quartz worktops, Quooker hot water tap, Amtico flooring and a range of fitted appliances, Boot Room and downstairs Cloakroom. On the first floor: Three Bedrooms, Family Bathroom and Shower Room. On the second floor: Two further double Bedrooms. The property further benefits from a useful Cellar.

Outside: To the rear is an enclosed private garden.

LOCATION:

The property is situated within this sought after area of Barbourne, offering excellent local schooling, amenities, easy access into Worcester City and major transport links. Very close by is the award winning Gheluvelt Park, as well as several shops, bars and cafes.





Directions:

From Worcester City centre proceed in a northerly direction into Barbourne, turn right into Sunnyside Road, where number 3 can be found on the left hand side.

WAM 7910

Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: E

PRICE: £ 695,000





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 - 8.13m x 4.57m (26'8" max x 15'0")

Kitchen area - 5.41m x 4.57m (17'9" x 15'0")

Dining area - 4.57m x 2.46m (15'0" x 8'1")

Snug - 3.89m x 3.89m (12'9" x 12'9")

Living Room - 4.72m x 3.58m (15'6" max into bay 12'9" min x 11'9")

Cellar - 3.86m x 3.84m (12'8" x 12'7")

Bedroom 1 - 4.72m x 3.66m (15'6" max into bay 13'4" min x 12'0" max to rear wardrobes)

Bedroom 2 - 3.96m x 3.96m (13'0" x 13'0" max 9'3" min)

Bedroom 3 - 3.38m x 2.9m (11'1" x 9'6")

Bedroom 4 - 4.11m x 3.66m (13'6" x 12'0")

Bedroom 5 - 3.96m x 3.96m (13'0" x 13'0")

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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