

Allan Morris
estate agents

Hill View Road, Hanbury Park, Worcester.

6 Hill View Road, Hanbury Park, Worcester. WR2 4PJ

4 Bedroom detached family home

Master Bedroom with En-Suite

Large Sitting Room with bay window to rear

Fully insulated Sun Room

Furnished in an art-deco style

Ample off road parking & Garaging

Well maintained landscaped garden in excess of 100ft

A four bedroom detached family home, situated in the sought after Hanbury Park, with local schooling, amenities and transport links.

Accommodation briefly comprises: Entrance Hall, Sitting Room with bay window to the rear and original fireplace, Sun Room with views over garden, Dining Room, Kitchen/Breakfast Room with granite work surfaces, space for appliances and contemporary radiator, Utility/Store Room, doors to rear garden and garaging. On the first floor: Master Bedroom overlooking rear garden, fully tiled En-Suite, three further Bedrooms and Family Bathroom with jacuzzi style bath and power shower.

Outside: Ample parking via gravelled driveway leading to garaging. The rear of the property has a good size patio area and well stocked, established lawned garden with many interesting plants, trees and bushes in excess of 100ft.













Directions:

From Worcester City centre proceed in a westerly direction over the river. At the island turn left onto the Bromwich Road A449. At the next island turn right onto the Malvern Road B4206, then 4th left onto Hanbury Park Road. Take the 2nd left into Hill View Road, where number 6 can be found.

WAM 8145

Useful Information:

Tenure: Freehold

EPC Rating:

Council Tax Band: G

PRICE: Offers in Region of £ 800,000



Total area: approx. 207.2 sq. metres (2230.1 sq. feet)

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:

Kitchen/Breakfast Room - 4.5m x 4.3m (14'9" x 14'1")

Utility/Storage - 4.7m x 1.9m (15'5" x 6'2")

Sun Room - 5.4m x 3.2m (17'8" x 10'5")

Dining Room - 4.9m to bay x 3.8m (16'0" x 12'5")

Sitting Room - 5.4m to bay x 4.8m (17'8" x 15'8")

Master Bedroom - 5.6m x 3.8m (18'4" x 12'5")

En-Suite - 3.2m x 1.4m (10'5" x 4'7")

Bedroom 2 - 4.9m x 3.8m (16'0" x 12'5")

Bedroom 3 - 3.4m x 3.2m (11'1" x 10'5")

Bedroom 4 - 5m x 3.4m (16'4" x 11'1")

Bathroom - 2.6m x 2.6m (8'6" x 8'6")

Garage 1 - 5m x 3.4m (16'4" x 11'1")

Garage 2 - 5m x 2.6m (16'4" x 8'6")

Address:
32 Sidbury, Worcester, WR1 2HZ