



Allan Morris
estate agents

Spetchley Road, Worcester.

81B Spetchley Road, Worcester. WR5 2LR

Beautifully presented family home

Good size Sitting Room

Open-plan Kitchen/Dining area

Master Bedroom with Dressing Area & En-Suite

3 Further double Bedrooms

Driveway, double Garaging & pleasant rear garden

A wonderful opportunity to acquire a good size four bedroom family home, situated in this sought after area, within walking distance of local schooling and easy access to Worcester City and major transport links.

Accommodation comprising: Welcoming Entrance Hall with under stairs storage, Office, Sitting Room with gas fire, double opening doors to Kitchen/Dining Area (also accessible from Hall) and bi-fold doors to garden from Dining Area. The Kitchen is well fitted with built in appliances to include double oven, ceramic hob, fridge, dishwasher and central breakfast island with integrated wine fridge, Utility with door giving access to garaging. First floor: Master Bedroom Suite with dressing area and En-Suite Shower Room, three further double Bedrooms and a Family Bathroom with deep bath and shower over.

Outside:

The front is accessed via electrically operated double opening gates onto ample driveway, with double garaging and space for washing machine and dishwasher. There is gated side access to the rear, which is of particular note, having a good size patio, lawned area and shed.





LOCATION:

The property is located within this sought after area, with access to excellent local schooling, Worcester Woods and Country Park, Waitrose Supermarket as well as within easy reach of Worcester City and major transport links.

Directions:

Proceed out along the London Road, in the direction of the M5 motorway. At the first island bear left onto Spetchley Road. Continue along, where number 81B can be found down a long driveway, just before the College.

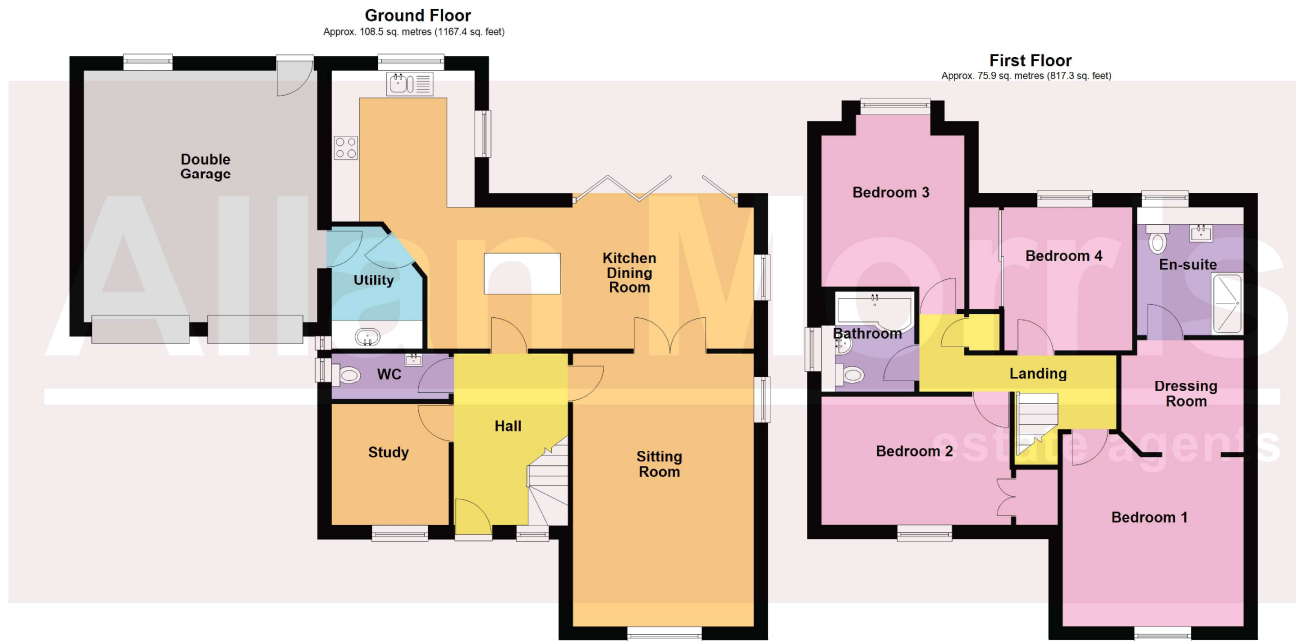
Useful Information

Tenure: Freehold

EPC Rating: D

Council Tax Band G

PRICE: Offers in the region of £700,000



Total area: approx. 184.4 sq. metres (1984.7 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.

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

Hallway - 4m x 2.5m (13'1" x 8'2")

Office - 2.6m x 2.5m (8'6" x 8'2")

Sitting Room - 5.9m x 3.6m (19'4" x 11'9")

Kitchen/Dining Room - 6.8m x 3m (22'3" x 9'10")

Kitchen Area - 3.3m x 3.1m (10'9" x 10'2")

Master Bedroom - 4.2m x 3.6m (13'9" x 11'9")

Dressing Area - 2.6m x 2.5m (8'6" x 8'2")

En-suite - 2.8m x 2.1m (9'2" x 6'10")

Bedroom 2 - 4.2m x 3.1m (13'9" x 10'2")

Bedroom 3 - 4.1m x 2.8m (13'5" x 9'2")

Bedroom 4 - 3.1m x 2.8m (10'2" x 9'2")

Bathroom - 2.2m x 2m (7'2" x 6'6")

Double Garage - 5.3m x 5m (17'4" x 16'4")

Address:
32 Sidbury, Worcester, WR1 2HZ