



Allan Morris
estate agents

Hallow Road, St. John's,
Worcester.

8 Hallow Road, St. John's, Worcester. WR2 6BU

- Spacious detached family home
- 4 Bedrooms
- Huge potential for further development if required
- Generous driveway & Garage
- Stunning gardens
- River Mooring & Fishing Rights

A rare opportunity to acquire a spacious detached family home, offering huge potential and benefiting from a most generous plot of approximately approaching $\frac{1}{2}$ an acre, comprising of glorious formal gardens and a woodland area leading down to river mooring.

Accommodation comprising: Porch, Entrance Hall, spacious Living Room, extended Kitchen, Dining Room with useful storeroom off. On the first floor: Master Bedroom with glorious view out to the rear and access into spacious En-Suite, three further Bedrooms, Family Bathroom and separate Cloakroom.

Outside: To the front is parking for multiple vehicles and access into single Garage. To the rear is well tended glorious, private gardens, initially onto patio with lawn and mature shrub borders. To the rear is then gated access and steps leading down to largely woodland area, running all the way down to a further rear gate with access to a private river mooring.

Location: The property is located to the West of the City in the popular St. John's area. The area benefits from a wide range of amenities and also lies within popular school catchments for both Primary and Secondary education.





Directions:

From Worcester city centre proceed over the River Severn onto New Road, taking the right hand lane proceed over the traffic lights onto Tybridge Street, bearing left onto the Hylton Road continuing onto the Henwick Road and then the Hallow Road. No. 8 will be found on the right hand side.

WAM 8130

Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: F

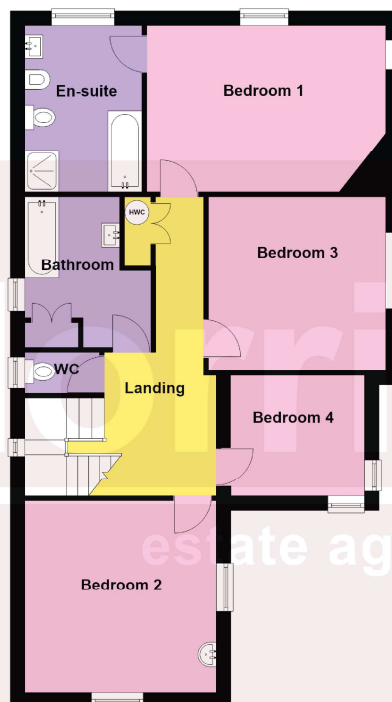
Price: £ 750,000



Ground Floor
Approx. 101.5 sq. metres (1092.5 sq. feet)



First Floor
Approx. 87.2 sq. metres (938.7 sq. feet)



Total area: approx. 188.7 sq. metres (2031.2 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 - 7.59m x 2.57m (24'10" x 8'5")

Living Room - 6.08m x 4.77m (19'11" x 15'7")

Dining Room - 3.95m x 3.95m (12'11" x 12'11")

Bedroom 1 - 4.93m x 3.44m (16'2" x 11'3")

En-suite - 3.14m x 2.41m (10'3" x 7'10")

Bedroom 2 - 3.95m x 3.95m (12'11" x 12'11")

Bedroom 3 - 3.66m x 3.58m (12'0" x 11'8")

Bedroom 4 - 2.96m x 2.5m (9'8" x 8'2")

Bathroom - 3.1m x 2.6m (10'2" x 8'6")

Garage - 6.04m x 2.67m (19'9" x 8'9")

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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