



Allan Morris
estate agents

Silverdale Avenue, Worcester.

42 Silverdale Avenue, Worcester. WR5 1PX

- * Stunning detached family home
- * 4 Bedrooms
- * Generous living accommodation
- * Driveway providing parking for several vehicles
- * Wonderful gardens & stunning views
- * Popular school catchment
- * Easy access to motorway links

A wonderful and rare opportunity to acquire a most spacious four bedroom detached family home, situated on one of Worcester's most sought after roads and enjoying unrivalled panoramic views over Worcester city and towards the Malvern Hills, as well as benefiting from generous mature gardens.

Accommodation briefly comprises: Entrance Porch, Hall, downstairs Shower Room, stunning Kitchen, open-plan Sitting Room/Dining Room and Snug. On the first floor: Master Bedroom with En-Suite Shower Room and with access out onto spacious roof terrace, again enjoying stunning views, three further Bedrooms and Family Bathroom.

Outside: To the front is driveway providing parking for several vehicles, as well as access into integral single Garage. To the rear is stunning garden separated into various different sections, to include patio, vegetable plots, lawn and with the benefit of hot tub and sauna, as well as garden shed and greenhouse.

LOCATION:

The property is situated on this highly sought after avenue within easy walking distance to Waitrose Supermarket, Nunnery Wood High School and Worcester Sixth Form College. The City centre, motorway access and Worcestershire Parkway Railway Station with direct rail routes to London all within a 10 minute drive.





Directions:

From Worcester City centre proceed in an easterly direction along the London Road. At the traffic island take the first exit onto the Spetchley Road, first left into Nunnery Lane, first left into Hillery Road and at the T junction turn left into Silverdale Avenue, where number 42 can be found on the right hand side.

WAM 8046

Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: E

PRICE: £ 695,000



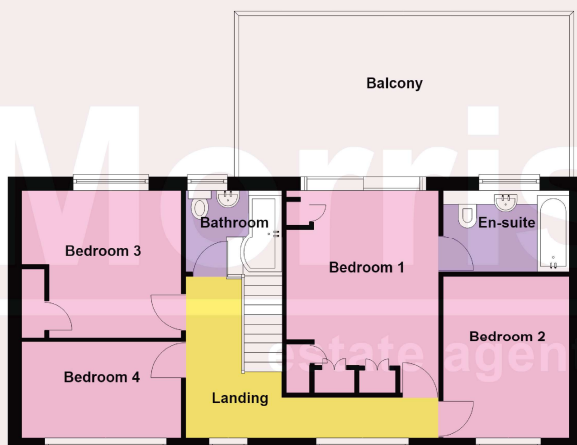
Ground Floor

Approx. 112.2 sq. metres (1208.2 sq. feet)



First Floor

Approx. 64.9 sq. metres (699.0 sq. feet)
(excluding Balcony)



Total area: approx. 177.2 sq. metres (1907.2 sq. feet)

Floorplan & Measurements:

Living Room: - 9.25m x 6.2m (30'4" x 20'4")

Dining Area: - 5.41m x 3.33m (17'9" max x 10'11")

Kitchen: - 5.82m x 4.65m (19'1" x 15'3" max)

Snug: - 3.48m x 3m (11'5" x 9'10")

Bedroom 1: - 4.27m x 3.33m (14'0" x 10'11")

En-Suite Bathroom: - 2.77m x 1.78m (9'1" x 5'10")

Balcony: - 7.24m x 3.73m (23'9" x 12'3")

Bedroom 2: - 3.53m x 2.77m (11'7" x 9'1")

Bedroom 3: - 3.51m x 3.07m (11'6" x 10'1")

Bedroom 4: - 3.51m x 2.11m (11'6" x 6'11")

Bathroom: - 2.11m x 1.78m (6'11" x 5'10")

Garage: - 5.41m x 2.77m (17'9" x 9'1")

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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