



Allan Morris
estate agents

**Ashdown Close, Lower Wick,
Worcester.**

Ashdown House, 17 Ashdown Close, Lower Wick, Worcester. WR2 4NP

Features:

- * Spacious detached contemporary home
- * Flexible accommodation
- * 4/5 Bedrooms
- * Generous driveway & double Garage
- * Stunning gardens & wonderful unique location
- * Popular school catchments

A truly stunning and totally unique 4/5 bedroom detached family home, offering wonderfully flexible accommodation and enjoying stunning private gardens, situated in a quiet location to the West of Worcester City.

Accommodation briefly comprises: Entrance Hall, spacious Living Room, Kitchen/Dining Room, three Bedrooms, Jack-and-Jill En-Suite Shower Room and Jack-and-Jill En-Suite Bathroom. On the first floor: Two further double Bedrooms with Jack-and-Jill En-Suite Bathroom and further useful Storage Room. The property further benefits from useful Basement/Utility Room.

Outside: Accessed via electric gates is detached double Garage with separate Store/Office, generous driveway, stunning fully enclosed private garden, enjoying a great degree of privacy with a number of mature trees and shrubs. A truly wonderful quiet spot tucked away within the convenience of the city.

LOCATION:

The property is located to the West of Worcester city, just off the highly popular Malvern Road. A short walk to a Marks & Spencer Mini Supermarket, as well as the very well regarded Pitmaston Primary School. St John's is nearby with a wide range of shops. Worcester city centre is a pleasant stroll away along the banks of the River Severn.





Directions:

From Worcester City centre proceed out over the river bridge and onto New Road, keeping the Cricket Ground on the left hand side. Continue straight on at the first island into the Bullring and bear left at the traffic lights onto Malvern Road. Continue along Malvern Road, take a left hand turn into Ashdown Close, where 'Ashdown House' can be found on the left hand side behind grey electric driveway gates.

What3Words: [goals.river.edit](https://www.what3words.com/goals.river.edit)

WAM 8044

Useful Information:

Tenure: Freehold

EPC Rating: C

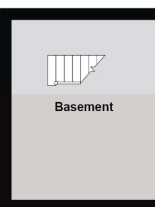
Council Tax Band: E

PRICE: £ 765,000

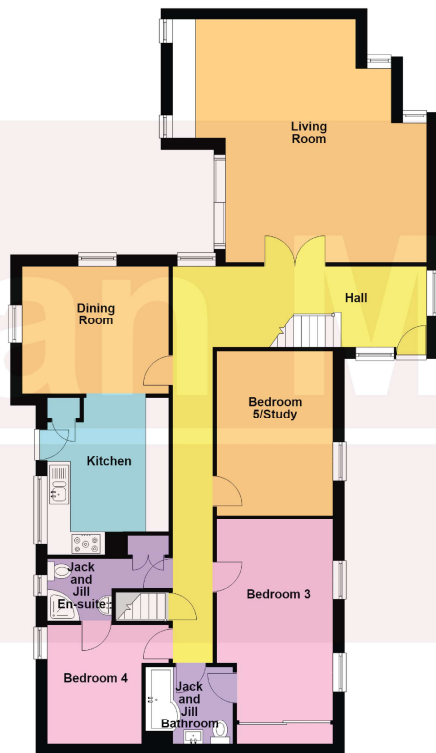
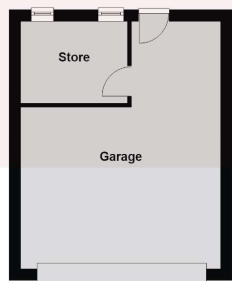


Ground Floor
Approx. 167.8 sq. metres (1806.6 sq. feet)

Basement
Approx. 17.8 sq. metres (191.1 sq. feet)



First Floor
Approx. 58.3 sq. metres (627.7 sq. feet)
(including Eaves)



Total area: approx. 243.9 sq. metres (2625.4 sq. feet)

Floorplan & Measurements:

Living Room: - 6.63m x 6.32m (21'9" x 20'9")

Dining Room: - 3.81m x 3.33m (12'6" x 10'11")

Kitchen: - 4.09m x 3.17m (13'5" max x 10'5")

Bedroom 3: - 5.87m x 3.02m (19'3" x 9'11" max)

Bedroom 4: - 3.17m x 3.1m (10'5" x 10'2")

Bedroom 5 / Study: - 4.27m x 3.02m (14'0" x 9'11")

Jack and Jill Shower Room: 3.16m x 1.58m (10'4" x 5'2")

Jack & Jill Bathroom: 2.01m x 2.28m (6'7" x 7'5")

Basement: - 4.7m x 3.78m (15'5" x 12'5")

Bedroom 1: - 4.17m x 4.17m (13'8" x 13'8")

Bedroom 2: - 3.81m x 3.33m (12'6" x 10'11")

Jack-and-Jill En-Suite Bathroom: - 4.09m x 3.17m (13'5" x 10'5")

Garage: - 6.48m x 5.21m (21'3" x 17'1")

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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