



Allan Morris
estate agents

**Henwick Road, St. John's,
Worcester.**

**176A Henwick Road, St. John's, Worcester.
WR2 5PE**

Features

- Stunning far reaching river & racecourse views
- In excess of 4000 sq.ft.
- Large flexible accommodation
- Superb Sitting Room with wood burner
- Extensively fitted Kitchen
- Master Bedroom with balcony to the rear
- Under floor heating throughout

An immaculately presented, deceptively spacious five bedroom unique detached house, situated within easy reach of Worcester City, local amenities, excellent schooling and major transport links.

The superb accommodation is arranged over 4 floors, briefly comprising: Large Entrance Hall with access to Garaging, fully fitted Kitchen with Breakfast Area, Dining Room with full length glazed panels, Cloakroom, large Living Room with woodburner and views, Games Room/further Reception, side access and stairway leading to garden, Study, superb Master Bedroom with balcony to the rear, walk-in wardrobe and contemporary En-Suite, four further Bedrooms (2 with En-Suites) and Family Bathroom. At garden level there is also a large Utility Area incorporating further oven hob and fridge, etc., giving ideal access to outside entertaining area.

Outside: The front of the property is accessed via electrically operated double opening gates, leading to parking for numerous vehicles and double Garaging. The Garage also offers further storage within the attic. The rear of the property has breathtaking views throughout the seasons over the landscaped garden, river and racecourse. There is also a decked area with pergolas and room for hot tub (if required), steps down to lower seating area, which in turn leads to a formal well maintained lawn, with various shrubs and bushes and gate at the far end providing access onto the river towpath.

LOCATION:

The property is located within this popular and sought after area, with excellent local schooling, amenities and easy access into Worcester City and major transport links.





Directions:

From Worcester City centre proceed over the river bridge and onto the New Road. Bear right round Cripplegate Park and turn right at the first roundabout onto Tybridge Street, stay in the left hand lane and turn left onto the Hylton Road. Continue along for approximately one mile and Hylton Road then becomes Henwick Road. Continue along Henwick Road, where the property will be found on the right hand side, as indicated by our For Sale board.

WAM 6948

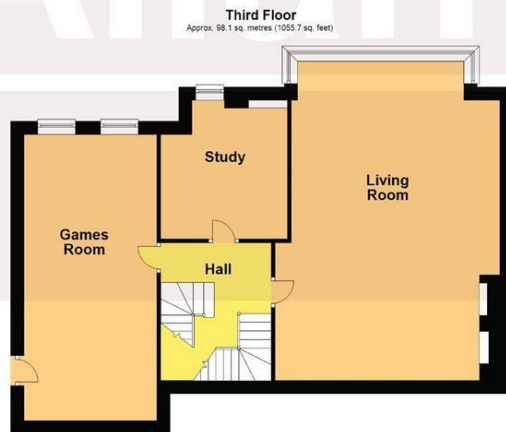
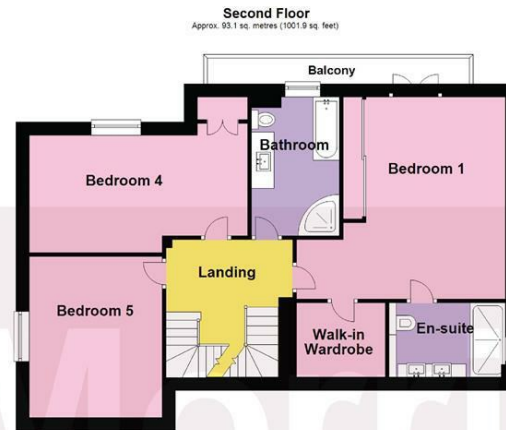
Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: G





Total area: approx. 394.8 sq. metres (4249.5 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:	15'5" x 11'2"
BREAKFAST AREA:	14'5" x 11'9"
CLOAKROOM:	7'4" x 4'4"
GARAGE:	19'2" x 17'2"
DINING ROOM:	19'2" x 13'5"
LIVING ROOM:	27'9" x 20'0"
STUDY:	11'11" x 11'0"
GAMES ROOM:	24'11" x 11'6"
MASTER BEDROOM:	18'8" x 17'5"
WALK-IN WARDROBE:	7'8" x 6'5"
EN-SUITE:	11'4" x 6'4"
BEDROOM 5:	13'5" x 11'4"
BEDROOM 4:	18'11" x 10'6"
FAMILY BATHROOM:	12'0" x 7'8"
UTILITY / LAUNDRY ROOM:	12'4" x 12'1"
DRYING / STORE ROOM:	9'10" x 5'6"
BEDROOM 2:	19'8" x 18'8"
EN-SUITE:	9'7" x 5'4"
BEDROOM 3:	18'2" x 14'7"
EN-SUITE:	11'2" x 5'8"

General Information:

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 the 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 particularly advised to verify all the dimensions carefully. FIXTURES AND 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.

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ