



**Allan Morris**  
estate agents

**Northwick Road, Bevere,  
Worcester.**



**Fairhaven, Northwick Road, Bevere, Worcester. WR3 7RF**

**Features**

- Spacious and flexible detached family home
- 1st time on the market in nearly 40 years
- Huge potential for extension/refiguration if required
- Driveway providing parking for several vehicles
- Generous plot of just under half an acre
- Highly sought after North Worcester location

A very rare opportunity to acquire a particularly spacious detached family home enjoying a most generous plot of approximately of just under half an acre and offering huge potential, situated in the sought after Bevere area of Worcester.

Accommodation briefly comprises: Entrance Hall, Sitting Room, Dining Room, Snug, Kitchen, Utility Room, three Bedrooms, Family Bathroom and separate Cloakroom. On the first floor: Further accommodation to include Loft Room (currently used as a Master Bedroom) and Study.

Outside: To the front is generous driveway providing off road parking for several vehicles, as well as access to tandem Garage. To the rear is most generous formal gardens.

**LOCATION:**

The property is located in the popular Bevere area of Worcester, ideally placed for access back to Worcester City, as well as the close by countryside and motorway links. The area is particularly popular for the local schooling, which offers excellent Primary and Secondary options. The property is also located within a short walk of a bus stop, grocery store and public house.







### Directions:

From Worcester City centre proceed in a northerly direction along the Tything. At Gheluvelt Park fork left onto the Ombersley Road. Continue along for approximately one mile, then turn left into Green Lane. At the end of Green Lane turn left into Northwick Road, where Fairhaven can be found on the left hand side.

WAM 6964



### Useful Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: F

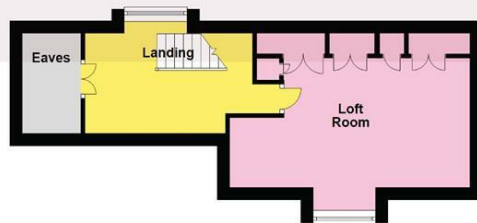




**Ground Floor**  
Approx. 175.0 sq. metres (1884.0 sq. feet)



**First Floor**  
Approx. 31.6 sq. metres (340.3 sq. feet)



Total area: approx. 206.6 sq. metres (2224.3 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:

SNUG:  
12'3" x 11'0"

DINING ROOM:  
12'3" x 11'11"

SITTING ROOM:  
13'11" x 13'1"

KITCHEN:  
13'9" maximum 9'0" minimum x 13'4"

UTILITY:  
8'9" x 5'9"

BEDROOM 1:  
13'0" x 11'11"

BEDROOM 2:  
12'1" x 10'10"

BEDROOM 3:  
15'10" x 8'11"

BATHROOM:  
9'8" x 7'5"

STUDY AREA:  
13'6" x 8'6"

LOFT ROOM:  
19'1" x 12'8" maximum 10'10" minimum

GARAGE:  
38'3" x 11'2"

## Contact us:

Address:  
32 Sidbury, Worcester, WR1 2HZ

## 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.