



13

Allan Morris

estate agents

**Park Avenue, Barbourne,
Worcester.**

**13 Park Avenue, Barbourne, Worcester.
WR3 7AJ**

Features

- Deceptively spacious
- 4 Bedrooms
- Wealth of period features
- Sought after location
- 3 Reception Rooms
- Breakfast Kitchen
- Close to Worcester City centre

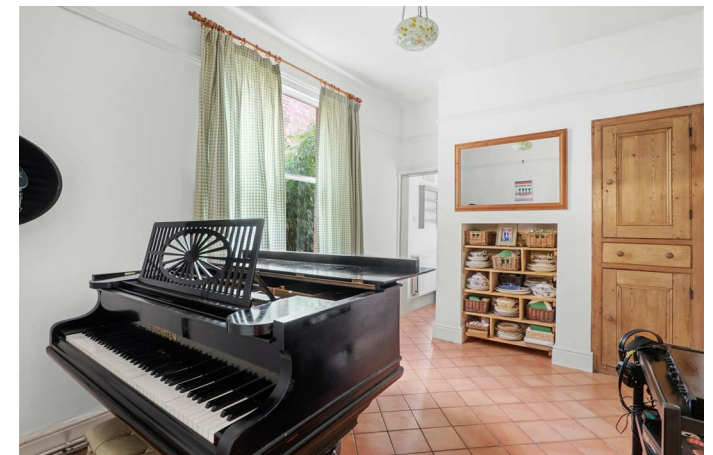
A deceptively spacious four bedroom semi detached period family home, situated in this highly sought after North Worcester location.

Accommodation briefly comprising: Porch, Entrance Hall, Sitting Room, Snug, Dining Room, Kitchen, downstairs W.C. To the basement level: Cellar. To the first floor: Three bedrooms, Shower Room and W.C. To the second floor: Further Bedroom and Study.

Outside: To the front of the property is a walled foregarden with acer palm and winter cherry tree, offering a high degree of privacy and to the rear is an enclosed mature garden to include apple and birch trees, two lilacs, two philadelphus shrubs and two jasmines, a wisteria and three buddleias. As well as single Garage and potential for off road parking to the rear.

LOCATION:

The property is situated in the highly sought after Barbourne area, offering a range of local shops and amenities as well as the award winning Gheluvelt Park. The property is also ideally placed for easy access to the City centre itself, offering a wide range of shops, restaurants, bars and cafes. Further to this is Foregate Street Railway Station, offering direct rail access to London and Birmingham, all within walking distance of the property.





Directions:

From Worcester City Centre proceed in a northerly direction along Foregate Street and onto the Tything. Bear left onto Ombersley Road and turn 2nd left onto Park Avenue, where number 13 can be found on the right hand side, as indicated by our For Sale board.

WAM 7158



Useful Information:

Tenure: Freehold

EPC rating: F

Council Tax Band: D

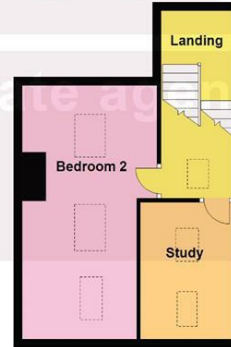
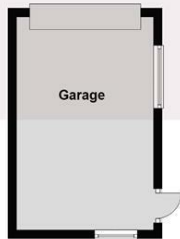
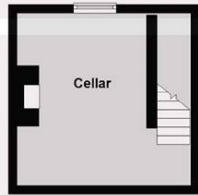


Ground Floor
Approx. 84.6 sq. metres (911.0 sq. feet)

First Floor
Approx. 64.2 sq. metres (691.1 sq. feet)

Second Floor
Approx. 32.3 sq. metres (347.2 sq. feet)

Cellar
Approx. 16.4 sq. metres (176.5 sq. feet)



Total area: approx. 197.5 sq. metres (2125.8 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:

SITTING ROOM:

15'2" x 11'5"

SNUG:

12'11" x 10'5"

DINING ROOM:

14'1" x 9'6"

KITCHEN:

13'4" x 9'6"

CELLAR:

13'4" x 13'3"

BEDROOM 1:

16'3" x 12'11"

BEDROOM 2: (2ND FLOOR)

19'5" x 10'4"

BEDROOM 3:

12'11" x 10'5"

BEDROOM 4:

13'4" x 9'6"

STUDY:

10'6" x 7'2"

SHOWER ROOM:

8'1" x 6'6"

W.C.:

6'6" x 5'8"

GARAGE:

16'4" x 10'6"

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.

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