



Allan Morris
estate agents

5 GREENHILL
London Road Worcester WR5 2AA

 **MAYFAIR**
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5 Greenhill London Road, Worcester. WR5 2AA

A well presented period three bedroom Grade II Listed Town House, situated within walking distance of Worcester City centre.

Accommodation briefly comprises: Kitchen, Dining Room, Sitting Room and Study, three double Bedrooms, Family Bathroom and further Cloakroom.

Outside: Private enclosed garden.



STUDY: 13'7" x 10'1" the focal point of the room being a fireplace with wooden mantle over, window to front aspect, ceiling light point, radiator, coving and archway through to:

INNER HALL AREA: with stairs rising to first floor and arch through to:

SITTING ROOM: 13'7" x 10'8" the focal point of the room being a wall mounted gas fire, window to rear aspect, glazed door to the rear, ceiling light point, coving, television aerial point, fitted shelving and door to:

HALL AREA: with ceiling light point and stairs leading down to:

LOWER GROUND FLOOR with door to:

DINING ROOM: 12'2" x 9'11" with obscure glazed window to front aspect, recessed ceiling light points, radiator and door to cupboard housing the hot water tank.

KITCHEN: 13'9" maximum 10'6" minimum x 13'4" fitted with matching base and wall mounted units, incorporating Belfast sink with mixer tap over, tiled splash backs, fitted oven with gas hob over, further integral appliances to include dishwasher, washing machine, fridge and freezer, recessed ceiling light points, under lighting, door to useful under stairs cupboard, window to rear aspect and part glazed door providing access to garden.

From Inner Hall Area stairs rise to:

FIRST FLOOR

LANDING: with wall light point, under stairs cupboard space, stairs rising to second floor and door to:

CLOAKROOM: fitted with low level W.C., ceiling light point, coving.

MASTER BEDROOM: 13'5" x 10'7" with windows to front aspect, ceiling light point, radiator, coving.

IMPRESSIVE FAMILY BATHROOM: fitted with low level W.C., pedestal wash basin, rolled top bath and fully tiled double shower cubicle, airing cupboard housing the hot water tank, recessed ceiling light points, tiled walls, part obscure glazed window to rear aspect.

From First Floor Landing stairs rise to:

SECOND FLOOR

LANDING: with cupboard housing the gas central heating boiler, hatch to loft space, coving, ceiling light point and door to:

BEDROOM 2: 13'5" x 10'9" with two windows to front aspect, ceiling light point, coving, radiator.

BEDROOM 3: 13'4" x 11'1" with window to rear aspect, ceiling light point, radiator, coving.

OUTSIDE:

From Kitchen door provides access to garden, initially to sunken patio seating area, offering a good degree of privacy with outside tap and security lighting.

Steps then lead up to garden, which is largely laid to lawn, enclosed by fencing and walling and with an access through to further patio seating area with pergola and access into useful **outbuilding**.

The property also benefits from gated access out to the rear.

AGENTS NOTE:

We understand the property will be sold with an arrangement for a parking space close to the property. Please speak to a member of the team for further information.

ROUTE TO THE PROPERTY:

From Worcester City centre proceed out along London Road, turning right into Greenhill, where number 5 can be found on the right hand side.

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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. TENURE: We understand the property is offered for sale FREEHOLD. 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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