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estate agents

McIntyre Road, St. John's,
Worcester

**7 McIntyre Road, St. John's, Worcester.
WR2 5LG**

Features

- THREE BEDROOMS
- TWO BATHROOMS
- SEMI-DETACHED
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- EXTENDED KITCHEN

A much improved and very well presented three bedroom semi detached period property, situated along a quiet cul-de-sac, in the heart of St. John's within easy reach of local amenities, schooling and Worcester University.

Accommodation briefly comprising: Sitting Room, Reception 2, extended Kitchen, downstairs Shower Room. To the first floor: Bedroom 1 with En-Suite and further Bedroom with W.C. spiral staircase to 2nd floor with a further Bedroom and En-Suite W.C.

Outside: To the front is off road parking for two vehicles. To the rear is a secure low maintenance garden with the majority laid to path or artificial turf with a pergola and raised decked area to the rear.





Directions:

From Worcester City centre proceed along the A44 New Road over the River and past the Cricket Ground. Continue over the first island into St. Johns and continue on the A44, signposted Bromyard. Turn right into Comer Road and then left onto McIntyre Road, where number 7 can be found on the left hand side.

WAM 6659

Useful Information:

Tenure: Freehold
EPC rating: E



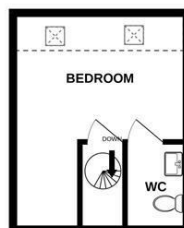
GROUND FLOOR:
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR:
406 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR:
193 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA: 1073 sq.ft. (99.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be eluded 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.

Floorplan Measurements:

DINING ROOM:
12'5" x 12'2"

SITTING ROOM:
12'5" x 12'2"

KITCHEN:
16'7" x 6'10"

SHOWER ROOM:
6'8" x 3'10"

BEDROOM 1:
12'5" x 12'2"

EN-SUITE:
10'1" x 6'10"

BEDROOM 2:
12'2" max x 12'5 max 11'2" min x 7'10" min

BEDROOM 3:
15'6" max x 12'2" max

Contact us:

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