

Allan Morris

estate agents



Allan Morris Worcestershire Limited. Registered in England and Wales. Company Number 7151279
Registered Office: Sidbury House, 32 Sidbury, Worcester, WR1 2HZ

01905 612266

allan-morris.co.uk
worcester@allan-morris.co.uk

 MAYFAIR
OFFICE.CO.UK



Bromwich Lane, St Johns

A characterful and most interesting four bedroom three storey double fronted attached period family home, offering most flexible accommodation to include secondary kitchen and easily separated accommodation for those looking for multi generation living/annexe potential.



£375,000

01905 612266

allan-morris.co.uk
worcester@allan-morris.co.uk

 MAYFAIR
OFFICE.CO.UK

All measurements are approximate. Accommodation in more detail comprises:

ENTRANCE HALL

With ceiling light point, coving, stairs rising to first floor, radiator, door to Cellar and door to:

DOWNSTAIRS BEDROOM 12'0" x 10'7"

With window to front aspect, ceiling light point, radiator, coving and door to:

BREAKFAST ROOM 7'10" x 6'10"

With window to rear aspect, ceiling light point, radiator, tiled floor, archway to Kitchen and door to:

DOWNSTAIRS BATHROOM

Fitted with pedestal wash hand basin and bath with shower over, obscure window to rear aspect, ceiling light point, wall mounted heater, tiled wall.

SECONDARY KITCHEN 13'4" x 7'0"

Fitted with modern style matching base and wall mounted units, incorporating one and a half bowl stainless steel single drainer sink unit with mixer tap over, integral appliances to include oven, separate hob, space and plumbing for washing machine, ceiling light point, tiled splash back, tiled floor, further light points, radiator, window to rear aspect, part obscure glazed wooden door providing access out to the rear, door to pantry cupboard with light, door to Sitting Room and door to:

DOWNSTAIRS CLOAKROOM

Fitted with low level W.C. And wall mounted wash hand basin, ceiling light point, extractor fan.

SITTING ROOM 12'1" x 10'5" maximum

With window to front aspect, ceiling light point, radiator, door back through into Hall and steps leading up to:

CONSERVATORY 11'7" x 7'5"

With door providing access out to garden, wall light points, ceiling light point with fan, tiled floor.

From Entrance Hall stairs rise to:

FIRST FLOOR

LANDING

With ceiling light point, window to front aspect, coving, stairs rising to second floor and door to:

OPEN-PLAN SITTING ROOM / DINING ROOM

Initially into:

Sitting Room Area 12'1" x 10'6"

The centrepiece of which being a fireplace with tiled hearth, fitted cupboard and glazed cabinet space over, further useful cupboard space, window to front aspect, coving, wall light points, radiator and arch to:

Dining Area 12'2" x 7'9"

With windows to rear aspect, wall light points, radiator, further wall mounted heater and door to:

KITCHEN 17'10" x 7'0"

Fitted with modern style matching base and wall mounted units, incorporating one and a half bowl stainless steel single drainer sink unit with mixer tap over, integral double oven, extra width gas hob, space and plumbing for washing machine, space for fridge/freezer, space for further appliance, windows to rear aspect, ceiling light points, tiled splash back, tiled floor, radiator and door to:

FAMILY ROOM 12'1" x 10'5"

With ceiling and wall light points, radiator, two fitted cupboard spaces, window to front aspect and door back to Landing.

From First Floor Landing stairs rise to:

SECOND FLOOR

LANDING SPACE

With ceiling light point, hatch to loft space, coving, window to front aspect, door to Master Bedroom Suite and doorway through to:

FURTHER LANDING AREA

With light point, radiator and door to Bedroom 2.

MASTER BEDROOM SUITE

Initially into:

Bedroom Area 20'9" x 11'11" maximum 7'9" minimum

With window to front aspect, ceiling and wall light points, radiator and arch to:

Dressing Room Area

With recessed ceiling light points, window to rear aspect, radiator and door to:

En-Suite Shower Room

Fitted with low level W.C., pedestal wash hand basin and fully tiled shower cubicle, tiled floor, heated towel rail, ceiling and wall light point, extractor fan.

BEDROOM 2 17'10" x 7'0"

With windows to rear aspect, ceiling light point, wall light points, radiator.

BEDROOM 3 9'3" maximum 7'8" minimum x 6'0"

With window to front aspect, recessed ceiling light points.

FAMILY BATHROOM

Fitted with a suite comprising low level W.C., pedestal wash hand basin, bath and separate fully tiled shower cubicle, obscure window to side aspect, fully tiled walls, ceiling light point, shaver point.

From Entrance Hall access to:

CELLAR

Providing a useful storage space.

OUTSIDE:

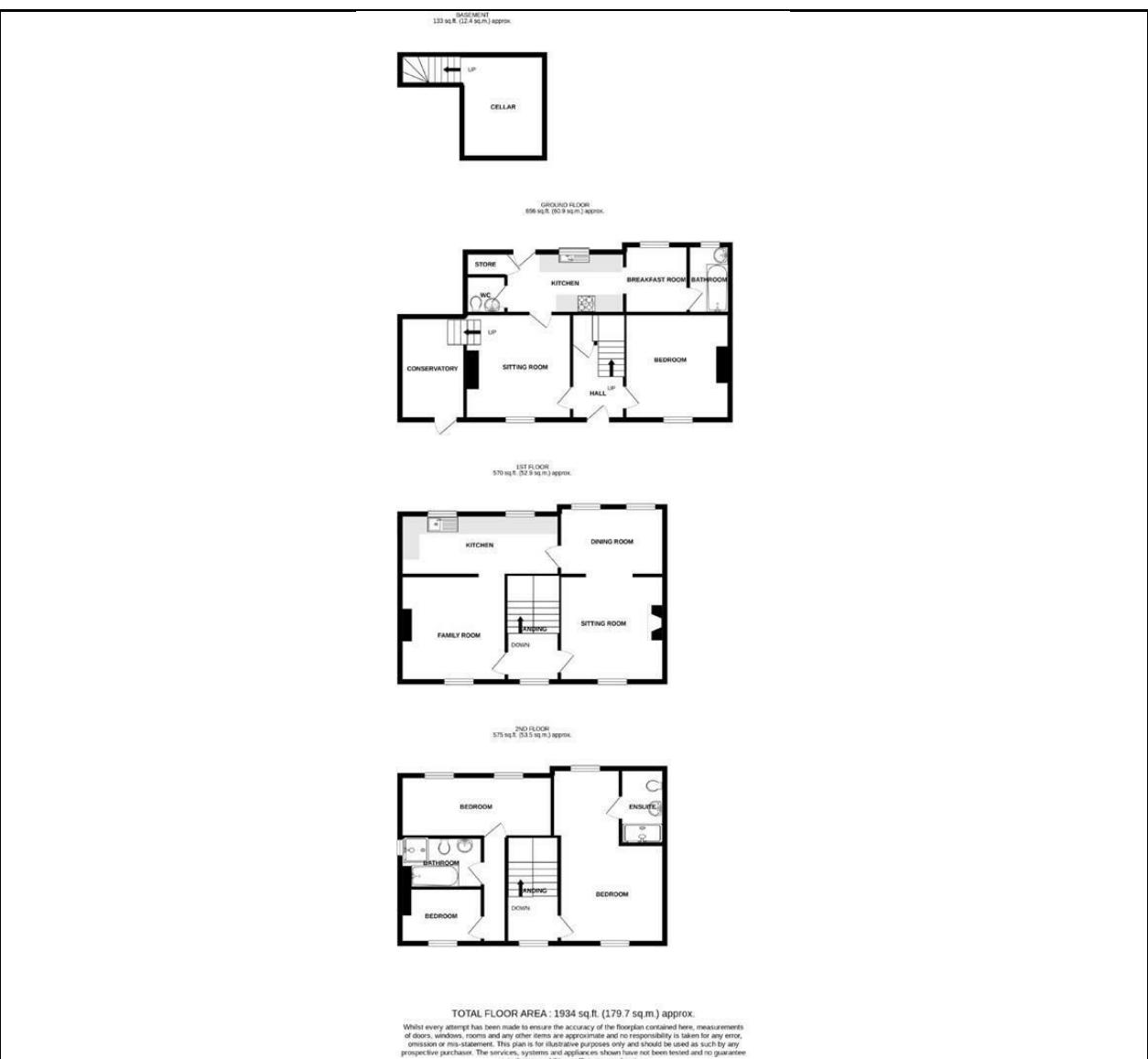
To the front is parking for one small vehicle, gated access to pathway and further gate to the main garden.

The majority of the garden lies to the side of the property and is largely laid to patio, with mature shrubs, enclosed by fencing and walling.

The garden continues around to the rear of the property, where there is further private patio area, with courtesy lighting, outside tap, useful shed and gated access out to the side.

AGENT'S NOTE:

The ground floor accommodation is ideal for those buyers requiring multi generation living.



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.

ROUTE TO THE PROPERTY:

From Worcester City centre proceed out over the river bridge, staying in the centre lane, keeping the cricket ground on the left hand side. At the island continue straight on into the Bull Ring, but take the left hand lane and turn immediately left into Bromwich Lane. Continue along, where number 8 can be found on the right hand side, as indicated by our For Sale board.