



**Allan Morris**  
estate agents

**Woodstock Road, St. John's,  
Worcester.**



**76 Woodstock Road, St. John's,  
Worcester. WR2 5NF**  
Features

- 3 Bedroom Family Home
- 2 Reception Rooms
- Downstairs Shower Room
- Garage
- Stunning Private Gardens
- Huge potential
- NO ONWARD CHAIN

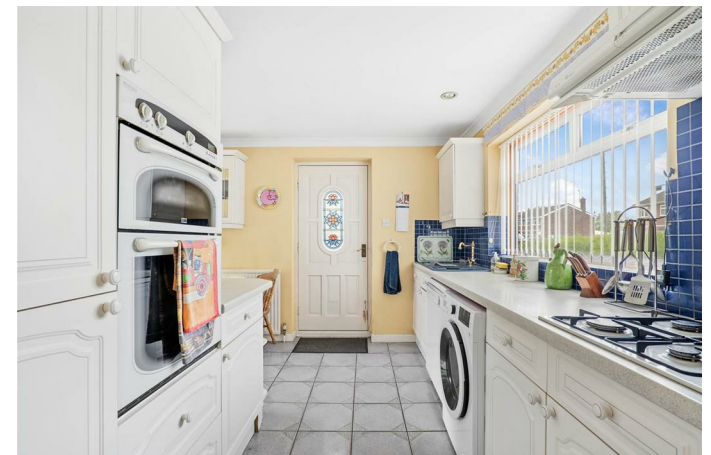
A three bedroom attached family home, offering huge scope for modernisation, situated in a quiet and popular location and benefiting from delightful gardens to the rear.

Accommodation briefly comprises: Porch, Entrance Hall, Living Room, Dining Room, Kitchen and downstairs Shower Room. On the first floor: Three Bedrooms and Family Bathroom.

Outside: To the front is generous driveway and Garage. To the side is garden. To the rear is a delightful well stocked private garden.

**LOCATION:**

The property is located to the West of the City in the popular St. John's area. The area benefits from a wide range of amenities and also lies within popular school catchments for both Primary and Secondary education.







### 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. After approximately half a mile turn right into Comer Road, then left into Laugherne Road. Turn left into Windsor Avenue, then right into Woodstock Road. Continue along, where number 76 can be found on the right at the end of the road.

WAM 6758

### Useful Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: C

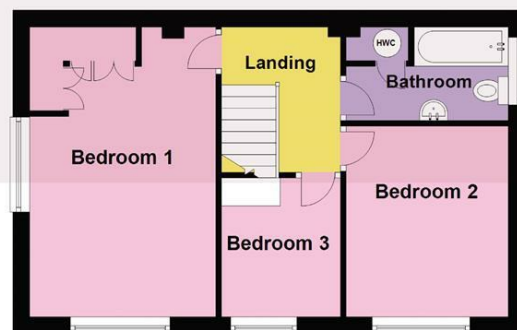




**Ground Floor**  
Approx. 77.6 sq. metres (835.1 sq. feet)



**First Floor**  
Approx. 44.2 sq. metres (475.9 sq. feet)



Total area: approx. 121.8 sq. metres (1310.9 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:

### LIVING ROOM:

16'11" x 10'11"

### DINING ROOM:

17'0" x 13'4" maximum 10'1" minimum

### KITCHEN:

11'6" maximum x 14'10" maximum (I shaped)

### BEDROOM 1:

16'11" x 10'11"

### BEDROOM 2:

11'3" x 9'5"

### BEDROOM 3:

8'2" x 7'0"

## 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.

## Contact us:

### Address:

32 Sidbury, Worcester, WR1 2HZ