



Allan Morris
estate agents

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

**4 Bloomfield Road, St. John's, Worcester.
WR2 4JN**

Features

- 3 Bedrooms
- End Terrace
- Popular location
- Large rear garden
- Garaging
- Further potential
- **NO ONWARD CHAIN**

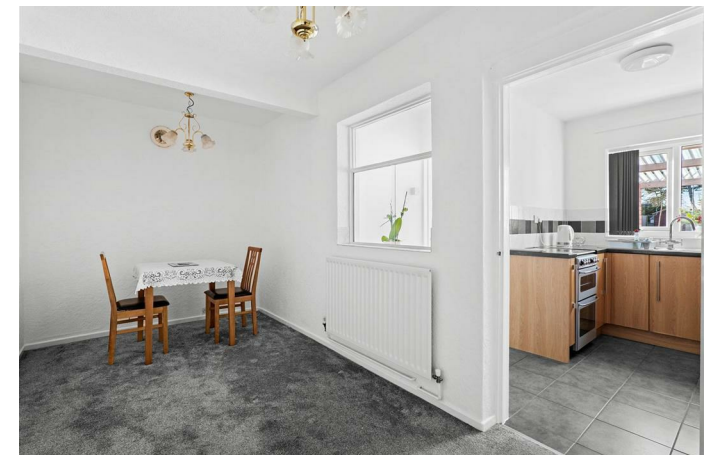
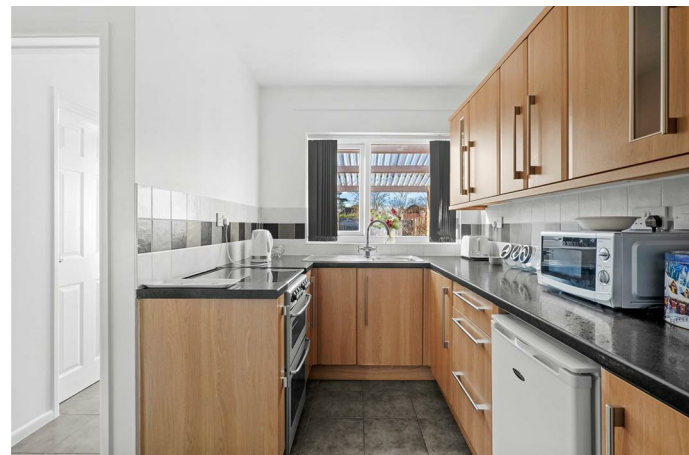
A three bedroom end terrace family home offering further potential, situated in this popular area of St. John's.

Accommodation briefly comprises: Porch, Entrance Hall, Living Room, Dining Room, Kitchen, Bathroom and double tandem Garage. On the first floor: Three Bedrooms.

Outside: To the front is off road parking. The rear is of particular note, offering a sunny aspect and is of a good size.

LOCATION:

The property is situated in the heart of St. John's, offering easy access to local schooling, amenities and transport links. The property offers a fantastic opportunity to be a 1st buy or family home.





Directions:

From Worcester City centre proceed out along Deansway before crossing the Worcester bridge. Continue along New Road past the Cricket Ground and proceed up into the Bull Ring, before turning left onto Malvern Road. At the traffic lights continue along for approximately three quarters of a mile, before turning right into Winchester Avenue. Take the 2nd left onto Warboys Road, continue to the end before turning left again onto Bloomfield Road, where number 4 can be found on the right hand side, as indicated by our For Sale board.

WAM 7241

Useful Information:

Tenure: Freehold

EPC Rating: D

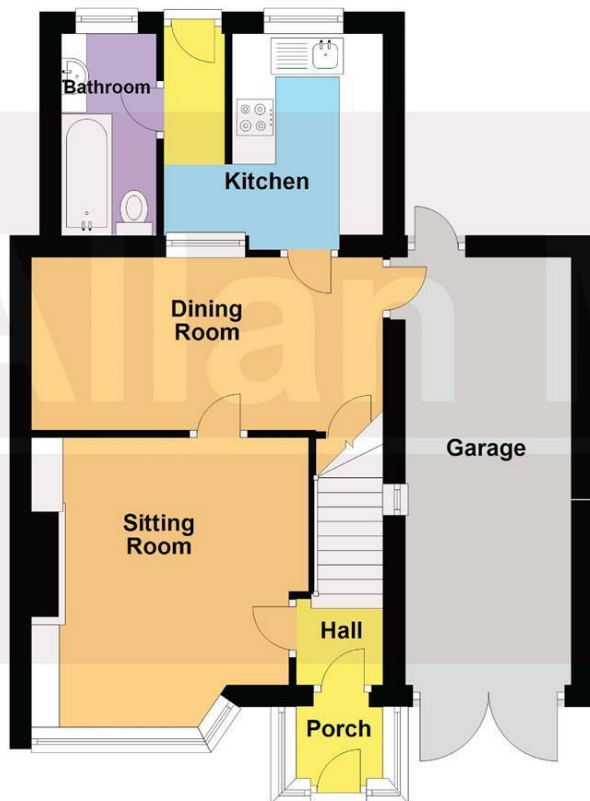
Council Tax Band: C





Ground Floor

Approx. 60.8 sq. metres (654.0 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.4 sq. feet)



Total area: approx. 90.9 sq. metres (978.4 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:

13'3" to bay x 12'6"

DINING ROOM:

15'10" x 7'6"

KITCHEN:

9'10" maximum x 9'1" maximum

BATHROOM:

9'1" x 4'3"

GARAGE:

20'9" x 7'6"

BEDROOM 1:

11'5" x 6'7" maximum

BEDROOM 2:

9'10" x 7'10"

BEDROOM 3:

7'8" x 6'7"

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