

# Allan Morris

estate agents



## Bath Road, Worcester

A characterful and spacious Victorian home with off road parking, situated within close proximity to Worcester City centre. The property offers further potential to improve as required.



OFFERS IN THE REGION OF £235,000

NO ONWARD CHAIN

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



01905 612266

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





178, Bath Road, Worcester, WR5 3ER

*All measurements are approximate. Accommodation in more detail comprises:*

The property is approached via slabbed pathway with steps leading up to front door, providing access into:

**INNER PORCH AREA:**

With ceiling light point and wooden door providing access into:

**SITTING ROOM: 15'3" into bay x 13'3" maximum**

With bay window to front elevation, fireplace with hearth and mantle over, television aerial point, ceiling light point, radiator and door to:

**INNER LOBBY**

With wooden flooring, stairs rising to first floor and door to:

**DINING ROOM: 13'5" x 13'2"**

With wooden flooring, ceiling light point, radiator, door leading to CELLAR and open arch into:

**KITCHEN: 11'6" x 6'11"**

Fitted with a matching range of base and wall mounted units, incorporating one and a half bowl single drainer sink unit, space for fridge/freezer, space for cooker/oven, lighting, window to rear elevation and door to:

**UTILITY ROOM: 9'3" x 5'2"**

With work surface, incorporating double sink and drainer unit, space and plumbing for washer/dryer, window to rear elevation and door providing access to rear garden.

From Inner Lobby stairs rise to first floor:

**LANDING:**

With door to:

**BEDROOM 1: 13'7" x 10'2"**

With wooden flooring, hatch to loft space, ceiling light point with decorative pendant, coving, feature fireplace, radiator, window to rear elevation, built-in wardrobes and door to:

**En-Suite W.C.**

Fitted with low level W.C. and corner wash hand basin, ceiling light point, extractor fan.

**BEDROOM 2: 13'5" x 9'11" maximum**

With window to front elevation, feature fireplace, built-in storage, ceiling light point, radiator.

**OFFICE / NURSERY ROOM: 10'1" x 5'0"**

With window to front elevation, ceiling light point, radiator.

**FAMILY BATHROOM: 11'6" maximum x 6'11" maximum**

Fitted with a matching white suite comprising low level W.C., ceramic wash hand basin and bath with electric shower attachment over and shower screen, heated towel rail, radiator, built-in wooden storage cupboards/airing cupboard, ceiling light point, obscure window to side elevation, part tiled walls and splash backs.

**OUTSIDE:**

To the front of the property is a low maintenance walled foregarden, the majority being laid to gravel with decorative plants.

The rear garden is of particular note and can be accessed via the Utility Area, initially onto patio area with steps rising to further lawned area, with several mature shrubs and hedged borders. The garden is enclosed by way of walling and fencing. There is a shed and wooden gate provides access out to the rear of the property, where there is off road parking for one vehicle and can be accessed via Orchard Street.

**AGENT'S NOTE:**

The parking is accessed via Stanley Street and then Orchard Street.

**EPC RATING: D**

**WAM 6634**

**D1 - 19/01/2022**



**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 in a southerly direction on the A38 Bath Road. Continue along for approximately one mile, where number 178 can be found on the right hand side, as indicated by our For Sale board.