



WOLVERTON  
VILLAS

**Allan Morris**  
estate agents

Shrubbery Road, Worcester.



## 21 Shrubby Road, Worcester. WR1 1QR

### Features

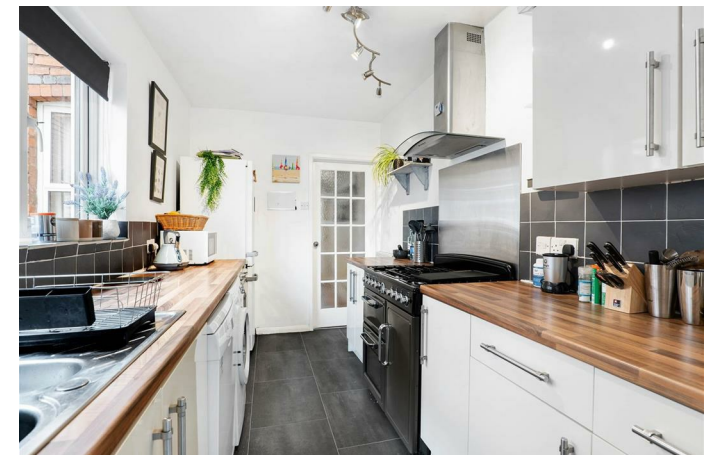
- 2 Double Bedrooms
- Sought After Location
- Woodburner
- Westerly Facing Garden
- Victorian Proportions
- Some Exposed Wooden Floors
- Intro of Ultra Fast 500mb/s Broadband
- NO ONWARD CHAIN

A two bedroom mid terrace Victorian house, situated within this sought after area, offering excellent local schooling, amenities, easy access to Worcester City and major transport links.

Accommodation briefly comprises: Entrance Hall, Reception 1 with bay window to front elevation, further Reception/Sitting Room with woodburner, modern style fitted Kitchen, further storage and downstairs Bathroom. On the first floor: Two double Bedrooms, one with further Bathroom/En-Suite off.

Outside: To the rear is a pleasant raised patio area and mature lawn with flower borders and pedestrian gate to the far end.

An early inspection is highly recommended to appreciate the size, location and finish on offer.







### Directions:

Proceed from Worcester City centre in a northerly direction along The Tything, before turning right into St. Georges Lane North. Continue along St. Georges Lane North and take the 4th left into Shrubbery Avenue, then left into Shrubbery Road, where number 21 can be found on the right hand side, as indicated by our For Sale board.

WAM 6679

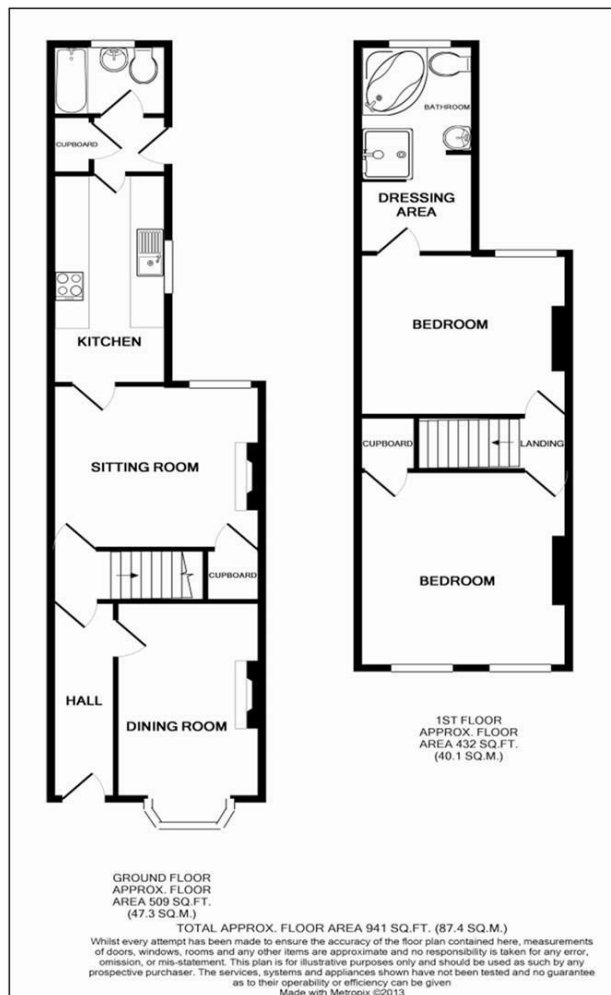


### Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: C



## Floorplan Measurements:

Dining Room / Reception 1:  
14'0" into bay x 9'2"

Sitting Room:  
12'3" x 11'6"

Kitchen:  
14'8" x 7'8"

Downstairs Bathroom:  
7'0" x 5'2"

Bedroom:  
12'9" x 11'10"

Bedroom:  
12'4" x 12'0"

Bathroom:  
14'7" 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