



Allan Morris
estate agents

**Grosvenor Walk, St. John's,
Worcester**

**12 Grosvenor Walk, St. John's, Worcester.
WR2 5BJ**

Features

- NO ONWARD CHAIN
- Newly refurbished
- Quiet Mews location
- 2 double Bedrooms
- Private garden
- Close to local amenities

A fantastic opportunity to acquire a charming and much improved two bedroom mews property, situated in the popular St. John's area of Worcester.

Accommodation briefly comprises: Living Room, refurbished Kitchen Diner, refurbished Bathroom and Cellar. To the first floor: Two double Bedrooms.

Outside: To the front is a pleasant lawned foregarden with path to front door. The rear garden is of particular note, initially onto a patio area with several mature hedge and shrub borders as well as shed and seating area to the rear.

LOCATION:

The property is situated in the heart of St. John's with excellent local amenities, schooling and access to Worcester University and also the City centre.





Directions:

Please note the property is only accessible on foot From Worcester City proceed over the River Severn onto the New Road, passing Worcestershire County Cricket Club on the left hand side. Go over the roundabout before taking a right hand turn into Henwick Road. Continue along for a short while before taking a left hand turn immediately before The Grosvenor Arms Public House and onto Grosvenor Walk. Where Number 12 can be located on the right hand side.

WAM 7181

Useful Information:

Tenure: Freehold

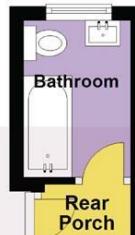
EPC rating: D

Council Tax Band: B



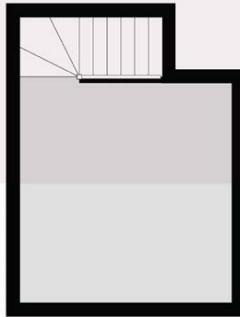
Ground Floor

Approx. 28.5 sq. metres (306.7 sq. feet)



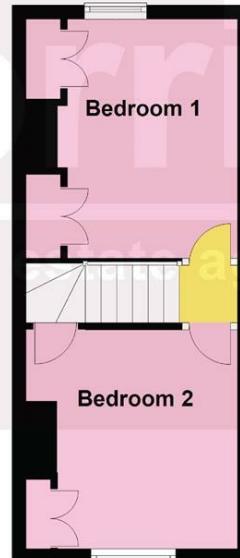
Cellar

Approx. 11.6 sq. metres (125.1 sq. feet)



First Floor

Approx. 23.4 sq. metres (251.4 sq. feet)



Total area: approx. 63.5 sq. metres (683.1 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.

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.

Floorplan Measurements:

LIVING ROOM:

10'5" x 10'0"

KITCHEN / DINER:

11'3" x 10'0"

BEDROOM 1:

11'4" x 10'0"

BEDROOM 2:

10'4" x 10'0"

BATHROOM:

7'5" x 5'1"

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ