



**Allan Morris**  
estate agents

Henwick Road, St. Johns,  
Worcester.



**235 Henwick Road, St Johns, Worcester.  
WR2 5PG**

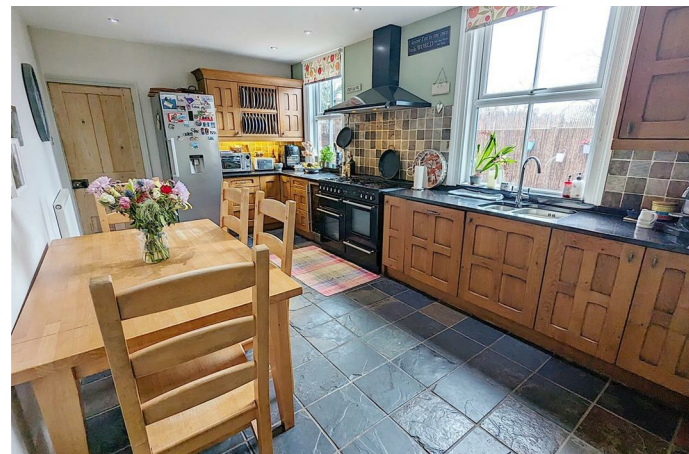
**Features**

- Immaculately presented
- 4 bedroom victorian semi with some original features
- Good size Kitchen/Breakfast Room
- Sitting Room with fireplace & bay window
- Pleasant well maintained garden
- Ample parking to the rear

A wonderful opportunity to acquire a spacious four bedroom semi detached Victorian family home, situated in this sought after area offering easy access to local amenities, schooling, Worcester City and major transport links. The property offers well planned and finished accommodation with original features to include stripped doors, high skirting boards and cornices.

Briefly comprising: Welcoming Entrance Porch and Hall, good size Sitting Room, Dining Room, Family Kitchen/Breakfast Room with Pantry off, further useful Utility storage area with downstairs Cloakroom, Garden Room constructed with oak beams and glass overlooking rear garden. To the first floor: Large double Bedroom with bay window to the front towards the racecourse and beyond, three further Bedrooms and a Family Bathroom.

Outside: The front of the property has an easily maintained foregarden. The rear of the property has ample parking and gated access to a very well maintained and private, mature rear garden, with hard standing for a patio, pergola and shed.



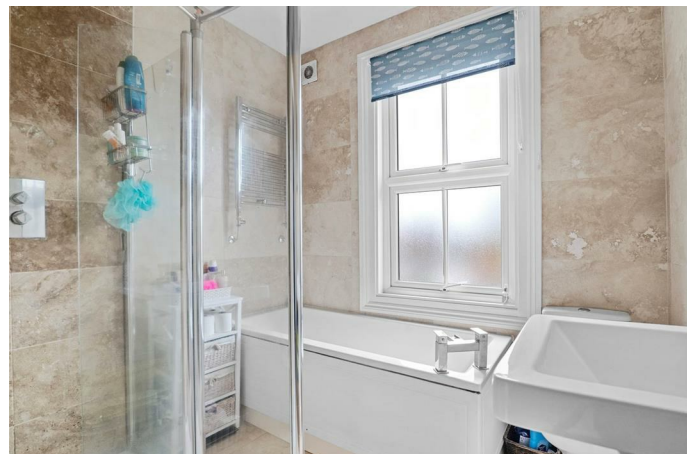




### Directions:

From Worcester City centre proceed over the River bridge and onto the New Road. Bear right round Cripplegate Park and turn right at the first roundabout onto Tybridge Street, stay in the left hand lane and turn left onto the Hylton Road. Continue along, turning left onto Himbleton Road, on seeing a green painted post on the right, turn into the driveway and the parking for the property will be ahead of you.

WAM 6974



### Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: D



Total area: approx. 149.8 sq. metres (1612.9 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.

## 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:

**KITCHEN / BREAKFAST ROOM:**  
20'8" x 10'3"

**PANTRY:**  
5'6" x 2'11"

**SITTING ROOM:**  
14'9" to bay x 12'2"

**DINING ROOM:**  
12'4" x 11'11"

**GARDEN ROOM:**  
11'2" x 8'4"

**STORE AREA:**  
7'2" x 5'5"

**BEDROOM 1:**  
15'0" to bay x 14'8"

**BEDROOM 2:**  
12'8" x 11'11"

**BEDROOM 3:**  
12'8" x 6'11"

**BEDROOM 4:**  
10'5" maximum x 9'8" minimum

## Contact us:

**Address:**  
32 Sidbury, Worcester, WR1 2HZ