



Allan Morris
estate agents

**Upton Road, Callow End,
Worcester.**

**St. Wulstans, 19 Upton Road, Callow End,
Worcester. WR2 4TY**

Features

- Grade II Listed spacious family home
- 5 Generous Bedrooms
- 3 Reception Rooms
- Driveway and Gardens
- Popular village location
- NO ONWARD CHAIN

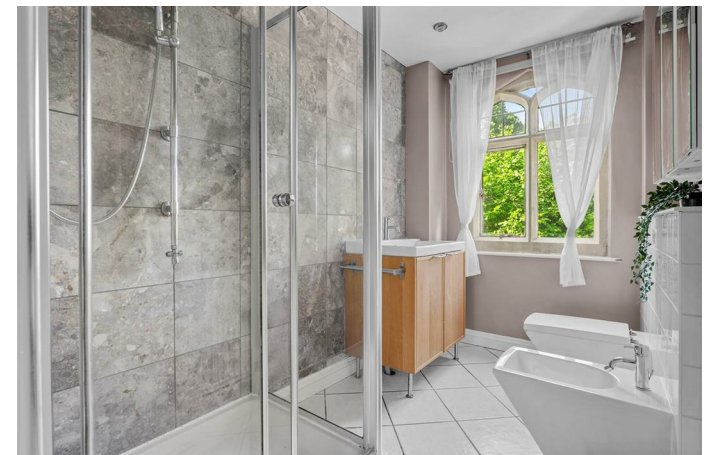
A fabulous opportunity to acquire a spacious unique Grade II Listed five bedroom detached family home, formally part of the historic Stanbrook Abbey and benefiting from generous accommodation and gardens, situated in the popular village of Callow End.

Accommodation briefly comprises: Entrance Hall, Kitchen/Breakfast Room, Sitting Room, Living Room, Dining Room, Utility Room and Rear Lobby. On the first floor: Five spacious Bedrooms, Bathroom and Shower Room.

Outside: Generous driveway providing off road parking for several vehicles and glorious well tended gardens, offering a good degree of privacy and also with the benefit of useful outside stores.

LOCATION:

The property is set within the sought after village of Callow End, offering a vibrant village community with local Shop, Public Houses and Primary School, together with local walks and easy reach of both the City of Worcester and historic spa town of Malvern.





Directions:

From Worcester City centre proceed out along the A449 Bromwich Road, over the Powick bridge and continuing straight on at the island towards Powick. Bear left at the gyratory system, signposted Upton. Continue into the village of Callow End and along Upton Road, where St. Wulstan's can be found on the right hand side, as indicated by our For Sale board.

WAM 7022

Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: G





Total area: approx. 204.6 sq. metres (2202.5 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

18'0" x 10'4" maximum

SITTING ROOM:

16'4" max (into bay) 13'10" min x 10'0"

LIVING ROOM:

16'5" max x 15'1" max (into bay) 12'11" min

DINING ROOM:

22'1" maximum x 12'6" maximum

UTILITY ROOM:

14'8" x 7'2" maximum 6'3" minimum

REAR LOBBY:

8'5" x 5'4"

BEDROOM 1:

17'3" max 13'4" min x 15'3" max (into bay)

BEDROOM 2:

15'4" x 10'10"

BEDROOM 3:

13'11" x 9'7"

BEDROOM 4:

13'10 x 7'7

BEDROOM 5:

13'8" max 10'3" min x 12'1" max

BATHROOM:

7'8" x 6'5"

SHOWER ROOM:

9'3" x 5'10"

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ