



**Allan Morris**  
estate agents

**Malvern Road, St John's,  
Worcester**

**99 Malvern Road, St John's, Worcester.**

**WR2 4LJ**

**Features**

- Stunning 3 bedroom detached period family home
- Many original features, stripped doors and floors
- Picture rails and cornicing
- Beautiful tiled entrance hall
- Detached garaging to the rear
- Plans passed for Attic conversion

A beautifully maintained spacious and flexible, three bedroom detached period family home, situated in this sought after area offering excellent local schooling, easy access to amenities, green space, Worcester City and major transport links.

Briefly comprising: Superb tiled Entrance Hall with original inner door and stained glass panels, Sitting Room with woodburner, Dining Room with French doors opening to the rear, superb open plan Kitchen, Breakfast Family space with bi-fold doors overlooking garden, useful Cellar, downstairs Cloakroom. To the first floor: Large light and airy double Bedroom to the front elevation, two further Bedrooms and a Family Bathroom.

Outside: To the rear is an extensive mature garden with patio. To the far end leading to a detached double Garage with power, light, inspection pit and further parking.





### Directions:

From Worcester City centre proceed out over the river bridge and onto New Road, keeping the Cricket Ground on the left hand side. Continue straight on at the first island into the Bullring and bear left at the traffic lights onto Malvern Road. Continue along Malvern Road, where number 99 can be found on the left hand side.

WAM 6771

### Useful Information:

Tenure: Freehold

EPC rating: F

Council Tax Band: E



## 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:**  
16'11" x 9'10"

**BREAKFAST ROOM:**  
14'0" x 9'4"

**DINING ROOM/2ND RECEPTION:**  
12'11" x 10'8"

**SITTING ROOM:**  
14'6" to bay x 12'4"

**BEDROOM 1:**  
16'9" to bay x 14'5"

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

**BEDROOM 3:**  
13'11" x 10'2"

**FAMILY BATHROOM:**  
7'0" x 6'11"

**CELLAR:**  
16'2" max 10'4" min x 12'8"

**DOUBLE GARAGE:**  
18'7" x 17'2"

## Contact us:

Address:  
32 Sidbury, Worcester, WR1 2HZ