



Allan Morris
estate agents

Shrubbery Avenue,
Worcester.

73 Shrubby Avenue, Worcester. WR1 1QP

Features

- End Terrace Period Family Home
- Refurbished To A High Standard
- 3 Bedrooms
- Open-Plan Kitchen/Diner, Family Room
- Off Road Parking
- Sought After Location

Improved to an excellent standard, '73 Shrubby Avenue' is a fantastic example of a three bedroom end terrace Victorian family home, situated in a sought after WR1 location. The property is located within easy reach of the City centre and benefiting from off road parking.

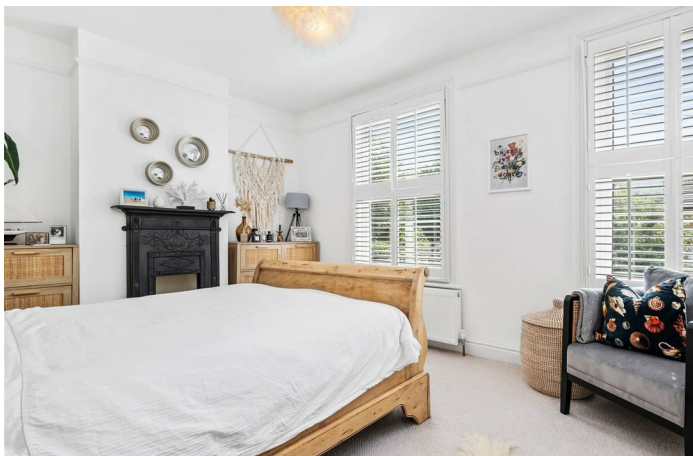
Accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, open-plan Kitchen/Diner, Family Room and Utility Room/Rear Lobby. On the first floor: Three Bedrooms and Family Bathroom.

Outside: To the front is well tended foregarden and to the rear enclosed garden and access to driveway.

LOCATION:

The property is located in a highly sought after location, within easy reach of the City centre and the wide range of amenities on offer. The location also falls into a popular school catchment and affords easy access out to motorway links via Junction 6 of the M5 motorway, located approximately 3 miles to the North East.





Directions:

From Worcester City centre proceed out along The Tything, turning right into Little London. Continue along and bear left at the junction into Lansdowne Road. Continue for a short distance and bear left into Flagmeadow Walk. Continue along Flagmeadow Walk and turn left into Shrubbery Avenue. Continue along, where number 73 can be found at the very end on the left hand side.

WAM 6795

Useful Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: D



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 / DINER:
19'3" x 8'2"

FAMILY ROOM:
15'10" max (into bay) 13'7" min x 11'5" max

LIVING ROOM:
13'7" max (into bay) 11'4" min x 9'10" max

UTILITY / REAR LOBBY:
8'10" x 4'5"

BEDROOM 1:
13'7" x 11'4"

BEDROOM 2:
11'6" x 10'6"

BEDROOM 3:
12'0" x 8'4"

BATHROOM:
7'4" x 5'4"

Contact us:

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