



Allan Morris
estate agents

**Hill View Road, Hanbury Park,
Worcester.**

**8 Hill View Road, Hanbury Park, Worcester.
WR2 4PJ**

Features:

- * Stunning 4 bedroom detached family home
- * Impressive Extended Kitchen
- * Much improved by current owners
- * Generous private gardens to rear
- * Highly sought after location
- * Driveway and Garage

A stunning and most spacious four bedroom traditional style family home, situated in the highly sought after Hanbury Park area of Worcester and benefiting from most generous gardens to the rear.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Study (also ideal for use as downstairs Bedroom, if required), Sitting Room, Living Room, Garden Room, Breakfast Room, refitted Breakfast Kitchen and Utility Room. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and Family Bathroom.

Outside: To the front private driveway, garden and access to single Garage. To the rear most generous private gardens.

LOCATION:

The property is situated in the highly sought after Hanbury Park area, offering a fabulous and quiet location, within easy reach of excellent facilities, transport links, as well as popular schooling.





Directions:

From Worcester City centre proceed in a westerly direction over the river. At the island turn left onto the Bromwich Road A449. At the next island turn right onto the Malvern Road B4206, then 4th left onto Hanbury Park Road. Take the 2nd left into Hill View Road, where number 8 can be found on the right hand side.

WAM 7956

Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: G

PRICE: Offers over £ 800,000



Ground Floor

Approx. 137.1 sq. metres (1475.8 sq. feet)



First Floor

Approx. 75.0 sq. metres (807.0 sq. feet)



Total area: approx. 212.1 sq. metres (2282.8 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.

Floorplan & Measurements:

Living Room: - 4.47m x 3.76m (14'8" max x 12'4")

Sitting Room: - 5.44m x 4.8m (17'10" x 15'9")

Kitchen / Diner: - 6.17m x 4.01m (20'3" x 13'2")

Snug: - 4.95m x 2.9m (16'3" x 9'6")

Study: - 4.75m x 2.41m (15'7" x 7'11")

Utility Room: - 4.01m x 1.52m (13'2" max x 5'0")

Bedroom 1: - 5.44m x 4.78m (17'10" x 15'8")

Bedroom 2: - 4.42m x 3.76m (14'6" max x 12'4")

Bedroom 3: - 4.75m x 2.9m (15'7" x 9'6")

Bedroom 4: - 3.73m x 3.23m (12'3" x 10'7")

Bathroom: - 2.59m x 2.54m (8'6" x 8'4" max)

Garage: - 5.16m x 3.48m (16'11" x 11'5" max)

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 our 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 advised to verify all the dimensions carefully. Fixtures & 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.

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