



# Manor Road, Hanbury Park, Worcester, WR2 4PD

**£895,000**

**Ref: 27241312**

Located in the leafy residential area of Hanbury Park, this beautiful detached home really stands out as the perfect example of a home where every detail comes to life with precision and finesse, and is set in a generous plot too.

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# Gallery



# Property Description

OFFERED WITH NO ONWARD CHAIN

The current owners have lived in and loved this house for over 26 years, taking it from its humble 1935 beginnings to what we see today. No expense has been spared when it comes to the craftsmanship of the works that have been completed, from the thoughtfully extended Living Room and principal Bedroom to every wall and architrave throughout this fine home.

Internally, the ground floor has a gorgeous Living Room with two sets of glazed doors giving access to the rear garden and patio and allowing the daylight to come flooding in, to the front there is the formal Dining Room with a large bay-fronted window and a modern kitchen/breakfast room with a utility room too. Also, there is a cloakroom and access to the garage from the entrance hall.

On the first floor is a bright and generous landing giving access to the four bedrooms and the family bathroom, the principal bedroom has a sizeable ensuite shower room and a dressing area with wardrobes on both sides making this large bedroom feel even more roomy.

The original garage, which is now a separate building in the rear garden, has new electrics, a water feed, and a soil pipe, meaning this could be converted into an annex, office space, or even your very own gym. The rear garden itself is a great size to hold family gatherings or to relax and enjoy some peace and tranquility with a good book. To the front there is a multitude of parking and access to the rear from both sides of this home.

Further Information: The home has been extended, fully re-roofed, fully re-wired, and also fully re-plumbed.

Council Tax Band E - Worcester Council

## **Entrance Hall**

**Living Room** - 25' 7" x 11' 1" (7.80m x 3.38m)

**Dining Room** - 14' 7" Into Bay x 9' 9" (4.45m Into Bay x 2.97m)

**Kitchen/Breakfast Room** - 17' 6" x 9' 2" (5.33m x 2.79m)

**Utility Room** - 7' 0" x 5' 0" (2.13m x 1.52m)

## **Cloakroom**

**Main Bedroom with Dressing Room and Ensuite** - 15' 7" min x 11' 1" (4.75m min x 3.38m)

**Bedroom 2** - 14' 7" Into Bay x 9' 9" (4.45m Into Bay x 2.97m)

**Bedroom 3** - 10' 7" min x 9' 2" (3.23m min x 2.79m)

**Bedroom 4** - 10' 6" x 8' 5" (3.20m x 2.57m)

## **Family Bathroom**

**Integral Garage** - 16' 8" x 9' 5" (5.08m x 2.87m)

**Original Garage/Outbuilding** - 24' 6" x 10' 8" (7.47m x 3.25m)

**Agents Note** - Please note that a Buyers Fee of £480 including VAT is payable at the point of an offer being accepted to Shelton & Lines – for terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyer's Info" page.

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# FloorPlans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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