



Beaconhill House 166 Hallow Road, Worcester, WR2 6DJ  
Offers Over £875,000



Philip Laney & Jolly are delighted to market "Beaconhill House". This splendid detached house built in 1996 offers a perfect blend of spacious living and modern comforts, making it an ideal family home. With six generously sized double bedrooms and three well-appointed bathrooms, this property is designed to accommodate the needs of a growing family.

Upon entering, you are greeted by a welcoming entrance hall that leads to a dedicated office space, perfect for those who work from home. The heart of the home is the open-plan dining kitchen and sitting room, which creates a warm and inviting atmosphere for family gatherings and entertaining guests. A large reception room further enhances the living space, featuring a comfortable sitting area and a dining area that is perfect for hosting dinner parties. The ground floor is completed with a garden room, utility room and two WC's.

The main bedroom is a true retreat, complete with built-in wardrobes and an en suite bathroom for added privacy. A guest bedroom also boasts its own en suite, while four additional double bedrooms provide ample space for family or visitors. The family bathroom, equipped with a separate shower, ensures convenience for all.

Outside, the property is equally impressive, featuring generous gardens to both the front and rear, complete with a tranquil pond to the front aspect and a raised balcony that offers a lovely spot to relax and enjoy the surroundings to the rear. Secure gated access leads to ample off-road parking along with a double garage for additional storage.

Situated within walking distance of the charming village of Hallow plus the new Keepax Bridge giving access to Pitchcroft, Gheuveld Park and Barbourne, residents can enjoy local amenities such as a convenience store, Post Office, and a popular pub. The area is also well-regarded for its excellent schooling options, making it a perfect choice for families.

EPC: B Council Tax Band: G Tenure: Freehold

#### **Entrance Hall**

Obscure composite front door with side panels. Tiled floor, built in storage cupboard and ceiling light point.

#### **Inner Hallway**

Spacious and inviting area with stairs rising to the first floor. Tiled floor, radiator, ceiling light point, understairs storage cupboard and built in storage cupboard.

#### **Cloakroom**

Obscure double glazed window to the front aspect. wash hand basin and WC inset to a vanity unit. tiled floor and ceiling light point.

#### **Study/office**

Double glazed window to the front, ceiling light point and radiator.

#### **Kitchen**

Two double glazed windows to the rear aspect, range of matching wall and base units with worksurfaces over. Neff slide and glide built in oven, built in microwave, integrated fridge, integrated dishwasher, space for American fridge freezer, built in wine chiller. Quooker tap and food waste disposer in sink and drainer, radiator and Karndean flooring. Ceiling spot lights and opening to:

#### **Living Area**

Double glazed window to the front aspect, ceiling light point, oak effect laminate flooring and double radiator.

#### **Utility**

Matching wall and base units, space for fridge, worksurfaces over, one and a half sink and drainer, ceiling strip light and vinyl flooring.

#### **WC**

Obscure double glazed to the rear aspect, radiator, low level WC, pedestal wash hand basin, tiled walls and ceiling light point.





#### Garden Room

Double glazed window and door to the rear aspect. Built in storage cupboard, ceiling light point, radiator and door to the double garage.

#### Living/Dining Room

A light and spacious room with two sliding patio doors opening to the rear garden and oak effect flooring. Double glazed window to the side aspect. Gas effect fire and surround, two radiators, three ceiling light points and door to the hallway.

#### Double Garage

Two remote up and over doors, power and lighting.

#### Landing

Airing cupboard, three ceiling light points doors to all first floor rooms. Access to the loft that has a pull down ladder with light and power.

#### Bedroom One

Double glazed window to the front aspect, built in wardrobes with dressing table/cabinet, dressing area fitted with wardrobes. Ceiling light point and radiator.

#### En-Suite

'P' shaped panelled bath with shower over, radiator, tiled walls, obscure double glazed window to the side, basin inset to the vanity unit, low level WC and ceiling spot lights.

#### Bedroom Two

Two double glazed windows to the front and rear aspect, two Velux windows to the front and two radiators.

#### Bedroom Three

Double glazed window to the front aspect, radiator, ceiling light point.

#### En-suite

Obscure double glazed window to the rear aspect, bath, low level WC pedestal wash hand basin, ceiling spot lights, extractor and tiled walls.

#### Bedroom Four

Double glazed velux window to the front aspect, built in wardrobes, dressing table, ceiling light point and radiator.

#### Bedroom Five

Double glazed window to the rear aspect, built in wardrobes, radiator and ceiling light point.

#### Bedroom Six

Double glazed velux window to the front, radiator and ceiling light point.

#### Bathroom

Obscure double glazed window to the rear aspect, panelled bath, separate shower cubicle, basin inset to vanity unit, radiator, WC built in, tiled floor, extractor and ceiling spot lights.

#### Front Of Property

Double electric gates lead to a large paved driveway providing ample parking with mature borders, wildlife pond and access to the double garage.

#### Rear Of Property

Extensive raised decked area providing ample seating enjoying an elevated view of the landscaped garden that is laid to lawn with borders, range of trees and shrubs with a further decked BBQ area and pergola over. Outside tap and lighting.

#### COUNCIL TAX WORCESTER

We understand the council tax band presently to be : G

Worcester Council

<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

#### Parking

Parking for the property is to the front of the property with access to a double garage.

#### Broadband

We understand currently Superfast Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

#### Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

#### Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### Floor Plan

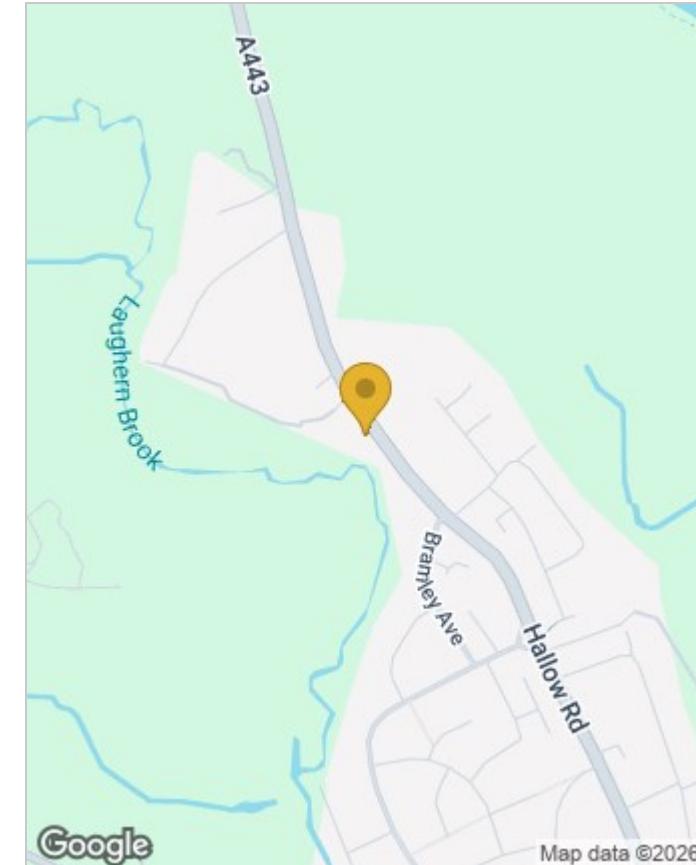
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

#### Services



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	83	84
(89-90)	B		
(85-88)	C		
(83-84)	D		
(81-82)	E		
(79-80)	F		
(71-78)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.