



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

32 Elm Green Close, Worcester. WR5 3HD

Offers In Region Of £425,000

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A spacious and well presented four bedroom detached family home, situated in a quiet and popular location and enjoying generous garden to the rear.

Accommodation briefly comprises: Entrance Hall, open-plan Living Room/Dining Room, Kitchen. On the first floor: Four generous Bedrooms and Family Bathroom.

Outside: To the front is generous driveway and access to integral single Garage. To the rear is generous private garden.

LOCATION: The property is ideally located for easy access to both the city centre and transport links via Junction 7 of the M5 motorway. Further to this is easy access to local amenities and riverside walks, as well as falling into a popular school catchment.

Living Room: - 4.27m x 3.58m (14'0" x 11'9")

Dining Room: - 3.58m x 2.97m (11'9" x 9'9")

Kitchen: - 4.47m x 2.36m (14'8" x 7'9")

Bedroom 1: - 4.5m x 3.86m (14'9" x 12'8") max (to rear of wardrobe) x 9'1" min

Bedroom 2: - 3.58m x 2.95m (11'9" x 9'8")

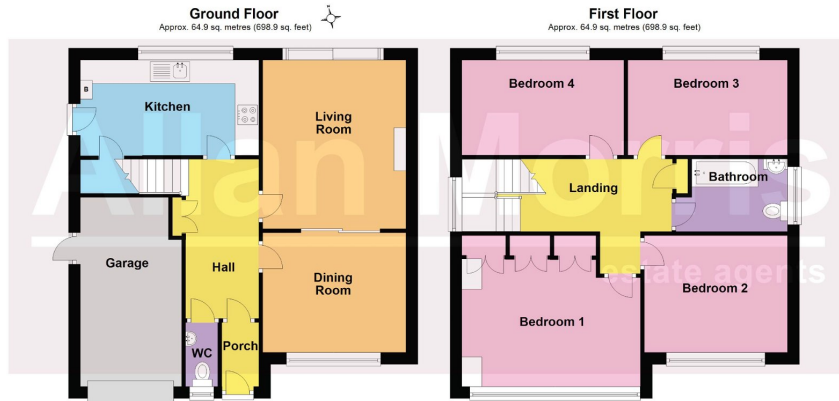
Bedroom 3: - 4.06m x 2.44m (13'4" x 8'0")

Bedroom 4: - 4.06m x 2.36m (13'4" x 7'9")

Bathroom: - 3.1m x 1.7m (10'2" x 5'7")

Garage: - 4.95m x 2.54m (16'3" x 8'4")





Total area: approx. 129.9 sq. metres (1397.8 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.



- Detached family home
- Driveway and Garage
- Quiet location
- Council Tax Band: E
- 4 Double Bedrooms
- Generous garden to rear
- Convenient for both Worcester City and motorway links

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	