



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

12 Northwick Avenue, Northwick, Worcester. WR3 7AU
£425,000

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Situated in this sought after North Worcester location with excellent local schooling, amenities and easy access into Worcester City.

Accommodation comprising: Entrance Hall, Kitchen/Breakfast Room with central island, 2nd Reception/Playroom or Office, Utility Room, extended Sitting Room with double doors to the rear and built in storage. First floor: Three good size Bedrooms and a Family Bathroom. Second floor: A further good size double Bedroom with velux skylights to the rear.

Outside: Ample off road parking via a gravel driveway. The rear of the property has a large patio area leading onto an established mature lawn with flower borders and three sheds. There is also a detached Garden Room/Home Office, offering a further useful space.

Kitchen/Breakfast Room - 4m x 3.9m (13'1" x 12'9")

Utility Room - 3m x 2.3m (9'10" x 7'6")

Sitting Room - 7m x 3.4m (22'11" x 11'1")

2nd Reception/Playroom/Office - 3.7m x 3.2m (12'1" x 10'5")

Bedroom 1 - 3.8m x 3.6m (12'5" x 11'9")

Bedroom 2 - 4.3m x 3.7m (14'1" x 12'1")

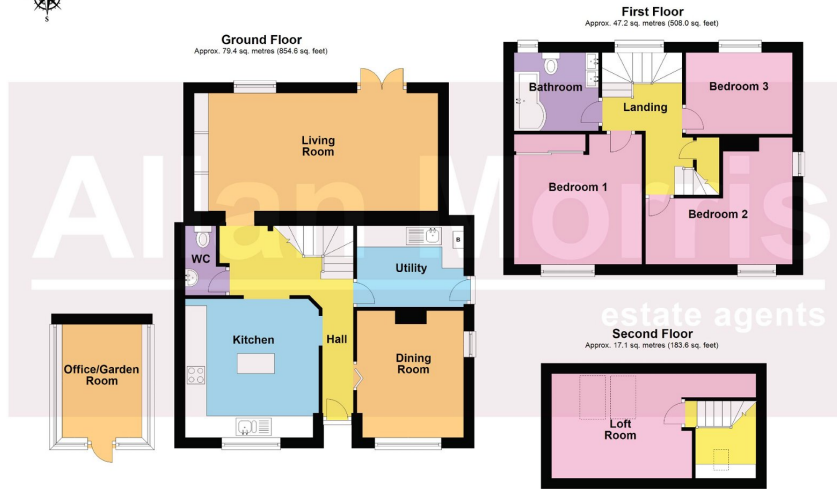
Bedroom 3 - 3m x 2.3m (9'10" x 7'6")

Bedroom 4 - 4m x 3m (13'1" x 9'10")

Bathroom - 2.4m x 2.4m (7'10" x 7'10")

Home Office - 3.5m x 2.2m (11'5" x 7'2")





- Extended 4 bedroom semi detached house
- Large Sitting Room to rear elevation
- Large garden
- No Onward Chain
- Sought after North Worcester location
- Ample off road parking
- Detached Home Office/ Garden Room
- Council Tax Band B

