



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

21 Spetchley Road, Worcester. WR5 2LP

£260,000

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A much improved and spacious two bedroom traditional semi detached property, with large garden and off road parking.

Accommodation briefly comprising: Entrance Hall, Living Room with open fire, useful understairs storage cupboard, open plan Kitchen/ Breakfast Room. On the first floor: Master Bedroom with walk-in wardrobe, further Bedroom and Bathroom.

Outside: To the front of the property is off road gravelled parking for two vehicles. The rear of the garden is of particular note and is of a very good size, mostly laid to lawn with patio area as well as an outside W.C.

Kitchen - 5.15m x 2.43m (16'10" x 7'11")

Living Room - 4.13m x 3.96m (13'6" x 12'11")

Bedroom 1 - 4.21m x 2.98m (13'9" x 9'9")

Bedroom 2 - 3.46m x 2.9m (11'4" x 9'6")

Bathroom - 2.42m x 2.21m (7'11" x 7'3")





Ground Floor
Approx. 34.6 sq. metres (372.8 sq. feet)



Total area: approx. 67.9 sq. metres (730.3 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.

- No Onward Chain
- Off road parking
- 2 good size Bedrooms
- Close to schooling & transport links
- Beautifully presented
- Large garden
- Convenient location
- Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	