



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

125 Droitwich Road, Worcester. WR3 7JE
£520,000

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A most substantial and extended five bedroom period family home, situated in the sought after North Worcester area.

Accommodation comprising: Porch, Hall, Living Room, Family Room, Kitchen. On the first floor: Four bedrooms, Study and Family Bathroom. On the second floor: Further Bedroom with En-Suite Shower Room and access to substantial eaves storage space. On the lower ground floor is the benefit of useful Cellar.

Outside: To the front is a generous driveway. To the side and rear are enclosed private gardens.

Living Room - 4.6m max into bay x 3.99m (15'1" max into bay 12'6" min x 13'1")

Family Room - 4.32m x 4.01m (14'2" max into bay 11'6" min x 13'2")

Dining Room - 3.45m x 3.43m (11'4" x 11'3")

Kitchen - 4.47m x 3.4m (14'8" x 11'2")

Bedroom 1 - 6.27m x 4.5m (20'7" x 14'9" max 12'1" min)

Ensuite - 3.53m x 1.57m (11'7" x 5'2")

Dressing Room - 2.74m x 1.42m (9'0" x 4'8")

Bedroom 2 - 4.65m x 3.86m (15'3" max into bay 12'7" min x 12'8")

Bedroom 3 - 4.04m x 3.51m (13'3" x 11'6")

Bedroom 4 - 3.07m x 2.51m (10'1" x 8'3")

Bedroom 5 - 3.43m x 2.64m (11'3" x 8'8")

Bathroom - 2.51m x 2.46m (8'3" x 8'1" max 6'7" min)

Cellar - 13'1" x 11'3" (3.99m x 3.43m)





- Substantial family home
- 5 Bedrooms
- Garden to side and rear
- Highly popular school catchment
- Council Tax Band D
- 3 Reception Rooms
- Generous driveway
- Sought after location
- Easy access into Worcester City & motorway links

