



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

29 Nixon Court, Callow End, Worcester. WR2 4UU

£235,000

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A well maintained two bedroom (formerly 3 bedroom) semi detached family home, inviting some updating, situated in a quiet cul-de-sac location within the popular village of Callow End.

Accommodation briefly comprises: Entrance Hall, Living Room, downstairs Bathroom, open-plan Dining Room/Kitchen and Rear Lobby. On the first floor: Two Bedrooms and Shower Room, easily converted back to 3rd Bedroom (if required).

Outside: Lawned foregarden, generous driveway, extra length single Garage and enclosed private garden.

LOCATION: The property is set within the sought after village of Callow End, offering a vibrant village community with local Shop, Public Houses and Primary School, together with local walks and easy reach of both the City of Worcester and historic spa town of Malvern.

Kitchen: - 3.66m x 2.46m (12'0" x 8'1")

Dining Room: - 4.42m x 2.54m (14'6" x 8'4")

Living Room: - 4.44m x 3.25m (14'7" x 10'8")

Bathroom: - 2.54m x 1.75m (8'4" x 5'9")

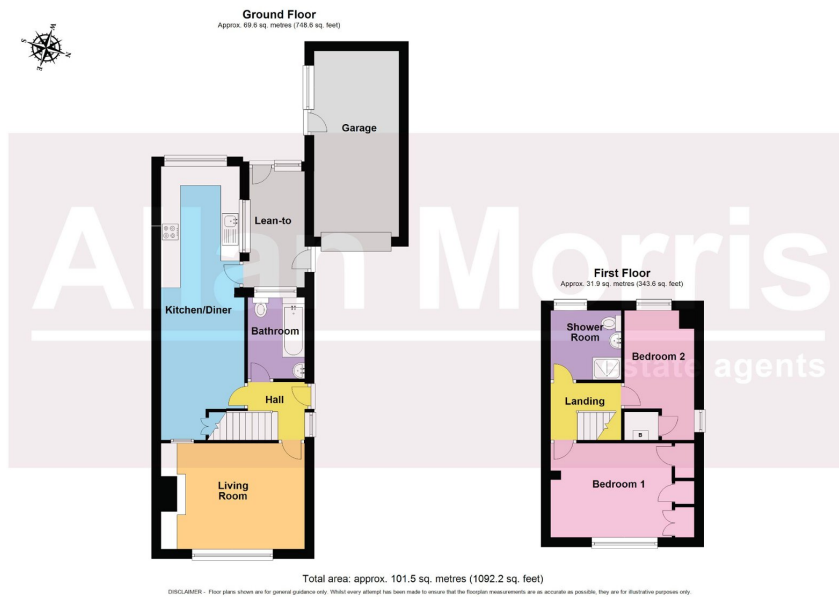
Bedroom 1: - 3.73m x 2.92m (12'3" x 9'7")

Bedroom 2: - 4.09m x 2.18m (13'5" maximum x 7'2")

Shower Room (former Bedroom): - 2.21m x 2.18m (7'3" x 7'2")

Garage: - 7.39m x 2.51m (24'3" x 8'3")





- 2 Bedroom semi detached house
- Extended Kitchen/Dining Room
- Enclosed private garden
- Sought after village location
- Council Tax Band: C
- Potential to convert back into 3 bedrooms
- Generous driveway and Garage
- Quiet cul-de-sac
- NO ONWARD CHAIN

