



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

86 Canada Way, Lower Wick, Worcester. WR2 4XF

Offers Over £250,000

3 1 2



A three bedroom detached family home inviting updating, situated in a quiet location within the popular Lower Wick area of Worcester.

Accommodation briefly comprises: Entrance Hall, Living Room, Dining Room and Kitchen. On the first floor: Three Bedrooms and Shower Room.

Outside: Generous driveway, single Garage and private enclosed rear garden.

LOCATION:

The property is situated within the sought after area of Lower Wick, offering excellent local amenities, together with schooling and easy access into Worcester City and major transport links.

Kitchen: - 5.03m x 2.57m (16'6" x 8'5" maximum)

Dining Room: - 4.62m x 2.64m (15'2" x 8'8")

Living Room: - 4.65m x 3.48m (15'3" x 11'5")

Bedroom 1: - 3.45m x 3.48m (11'4" x 11'5" max 9'5" min)

Bedroom 2: - 3.12m x 2.87m (10'3" x 9'5")

Bedroom 3: - 2.49m x 2.01m (8'2" x 6'7")

Shower Room: - 2.69m x 1.68m (8'10" x 5'6")





- Detached family home
- 2 Reception Rooms
- Driveway and Garage
- Highly popular location
- 3 Bedrooms
- Inviting updating
- Enclosed rear garden
- NO ONWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	