



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# 7 Otley Close, Worcester. WR4 0BJ

Offers Over £325,000

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A well maintained four bedroom detached family home, situated in a quiet cul-de-sac location, conveniently placed for Worcester City centre and motorway links.

Accommodation briefly comprises: Entrance Porch, Hall, downstairs Cloakroom, Living Room, Dining Room and Kitchen. On the first floor: Four Bedrooms and Shower Room.

Outside: There is the benefit of 2 driveways providing parking for 3 vehicles, single Garage (with power and light) and well tended private south facing garden.

LOCATION: The property is located in a quiet cul-de-sac location, within easy reach of Junction 6 of the M5 motorway, providing access North and South. Also within close proximity are the Worcestershire Royal Hospital, Retail Parks, Tesco's and Sainsbury's Supermarkets, a local Health Centre, Leisure Centre and Petrol Stations, as well as a number of further local shops and amenities. There is also the benefit of local 'good' Ofsted-rated schooling and Worcester city centre itself is located within a mile, offering a wide range of amenities and mainline rail links to Birmingham and London.

**Kitchen:** - 3.38m x 2.67m (11'1" x 8'9")

**Living Room:** - 4.7m x 3.76m (15'5" x 12'4" max 11'5" min)

**Dining Room:** - 3.1m x 2.87m (10'2" x 9'5")

**Bedroom 1:** - 3.58m x 3.15m (11'9" maximum x 10'4")

**Bedroom 2:** - 3.25m x 2.82m (10'8" x 9'3")

**Bedroom 3:** - 2.44m x 2.36m (8'0" x 7'9")

**Bedroom 4:** - 2.18m x 1.98m (7'2" x 6'6")

**Shower Room:** - 3.18m x 1.75m (10'5" x 5'9")

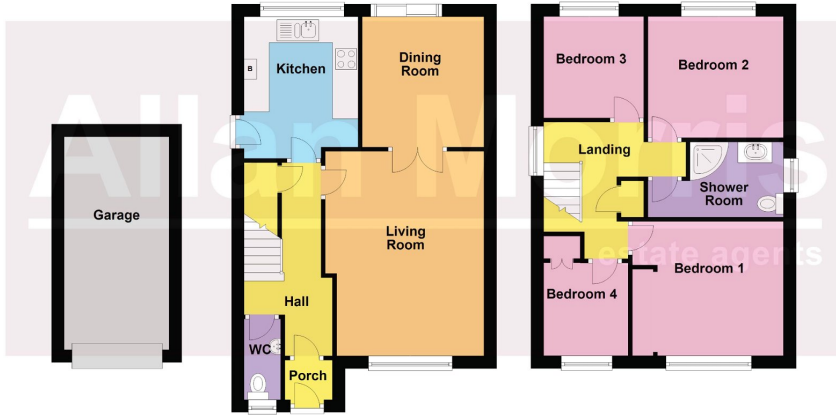
**Garage:** - 5.05m x 2.49m (16'7" x 8'2")





Ground Floor  
Approx. 61.1 sq. metres (659.0 sq. feet)

First Floor  
Approx. 46.2 sq. metres (497.7 sq. feet)



Total area: approx. 107.4 sq. metres (1155.7 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
- Well maintained detached family home
- 4 Bedrooms
- Potential for expansion (if required)
- 2 Driveways and Garage
- South facing garden
- Quiet and convenient location
- Ultrafast broadband
- Council Tax Band: D

