



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Norcott, Upper Wick Lane, Rushwick, Worcester. WR2 5SU

£415,000

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A wonderful opportunity to acquire a two bedroom semi detached house, (previously 3 bedrooms) offering superbly presented, spacious and flexible accommodation with potential to extend if required, enjoying a large mature garden to the rear and situated along a no through road.

Accommodation comprising: Entrance Hall, large Sitting Room with A+ rated log burner and glass hearth, modern fitted Kitchen with new AEG ovens and induction hob, granite worktops, further Reception/ Dining Area with storage and door to the rear. To the first floor: Large Master Bedroom with views over rear garden and beyond, further double Bedroom with views to the rear and a superb Bathroom Suite with slipper style bath and separate walk-in double shower cubicle.

Outside: To the front is ample off road parking via a gravelled driveway with extensive log store and brick built outbuilding. Gated access leads to the rear where there are two entertaining areas, with path and mature lawned garden, with various shrubs and a magnolia tree. To the far end is a large Home Office (15 sq mt) which is fully insulated and UPVC double glazed. Continuing onto an open aspect to far end of the garden. **What3words: providing.driven.relax**

Sitting Room - 5.5m x 5m (18'0" x 16'4")

Kitchen - 4.9m x 2.7m (16'0" x 8'10")

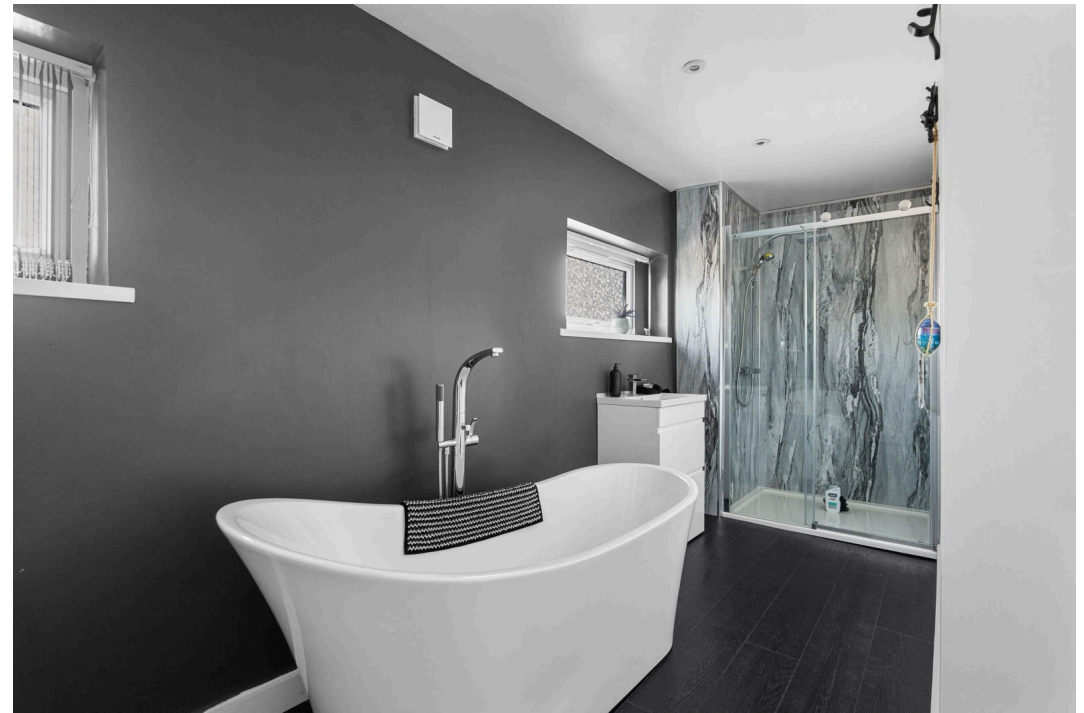
Dining Area/Study - 3m x 2.8m (9'10" x 9'2")

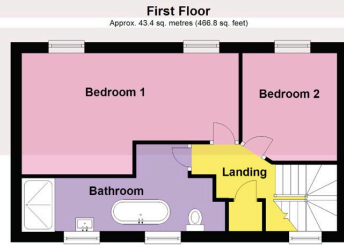
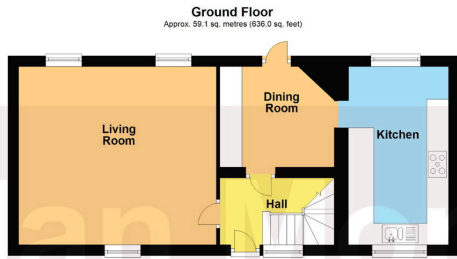
Master Bedroom - 6.0m x 3.4m (19'8" x 11'1")

Bedroom 2 - 3.1m x 2.7m (10'2" x 8'10")

Bathroom - 5.7m x 2.6m (18'8" x 8'6")

Home Office - 4.5m x 2.7m (14'9" x 8'10")





Total area: approx. 102.5 sq. metres (1102.8 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.

- 2 bedroom semi detached house
- Previously 3 bedrooms
- Finished to a high standard
- Large mature rear garden & ample parking
- E V car charger
- Sought after semi rural village location
- Excellent local schooling
- Under floor heating & UPVC windows and doors
- Home Office (fully insulated & UPVC glazed)
- Council Tax Band D

