



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

9 Marigold Close, St. Peter's, Worcester. WR5 3HH

Offers Over £300,000

🛏️ 3 🪑 2 🛋️ 2



A well presented three bedroom detached family home, situated in a quiet cul-de-sac location within the popular St. Peter's area of Worcester.

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

Outside: To the front is driveway with potential to increase size (if required), well tended foregarden and access into single Garage. To the rear is delightful enclosed garden.

LOCATION: The property can be found in the popular St. Peter's area, ideally placed for access to the M5 motorway via Junction 7 and also conveniently placed for the Worcestershire Parkway Railway Station. St. Peter's benefits from popular school catchments and is within easy reach of Worcester City centre.

Living Room: - 4.5m x 3.2m (14'9" x 10'6")

Dining Room: - 3.2m x 2.29m (10'6" x 7'6")

Utility Room: - 3.23m x 2.21m (10'7" max 3'4" min x 7'3" max)

Conservatory: - 3.23m x 2.21m (10'7" x 7'3")

Shower Room: - 2.13m x 1.22m (7'0" x 4'0")

Bedroom 1: - 4.17m x 2.54m (13'8" x 8'4")

Bedroom 2: - 3.18m x 1.91m (10'5" x 6'3")

Bedroom 3: - 2.26m x 2.18m (7'5" x 7'2")

Bathroom: - 1.91m x 1.65m (6'3" x 5'5")

Garage: - 5.28m x 2.49m (17'4" x 8'2")





- Detached family home
- 2 Reception Rooms
- Driveway and single Garage
- Quiet location
- Easy access to motorway
- 3 Bedrooms
- Conservatory
- Enclosed rear garden
- Popular school catchment
- NO ONWARD CHAIN

