



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

3 Leigh Hurst, Leigh, Worcestershire. WR6 5JP

£250,000

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A much improved and very well presented countryside home, situated in this quiet corner in the sought after village of Leigh, offering excellent local schooling, easy access to Worcester City, Malvern and countryside walks.

Accommodation briefly comprising: Entrance Hallway, generous size Sitting Room, re-fitted Kitchen with new appliances. To the first floor: Two double Bedrooms with ample built in storage as well as Family Bathroom.

Outside: To the front is ample off road parking and a pleasant foregarden. To the rear is a landscaped garden with patio area, raised planters and lawned area as well as pedestrian access.

Agents Note: The property benefits from a recently fitted central heating system, new door and windows, LVT flooring, Refitted Kitchen and landscaped rear garden.



Sitting Room - 4.37m x 4.24m (14'4" x 13'11")

Kitchen - 4.32m x 2.84m (14'2" x 9'4")

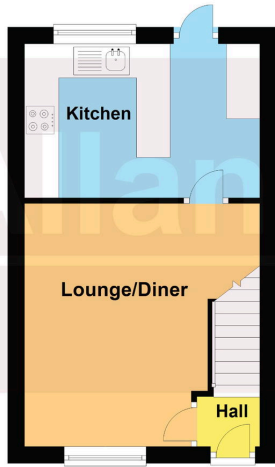
Bedroom 1 - 4.22m x 2.49m (13'10" x 8'2")

Bedroom 2 - 3.58m x 2.84m (11'9" x 9'4")

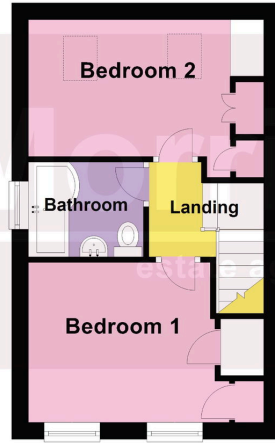




Ground Floor
Approx. 30.4 sq. metres (327.1 sq. feet)



First Floor
Approx. 30.4 sq. metres (327.1 sq. feet)



Total area: approx. 60.8 sq. metres (654.2 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.

- Quiet village location
- Semi detached house
- Re-fitted Bathroom
- Very well presented
- Council Tax Band C
- 2 double Bedrooms
- Re-fitted Kitchen
- Landscaped garden
- Easy access to Worcester and Malvern

