



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

94 Spetchley Road, Worcester. WR5 2NL

£850,000

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A very well presented and most spacious four bedroom detached family home, benefiting from a most generous plot situated in a highly sought after Worcester location.

Accommodation comprising: Entrance Hall, Living Room, Dining Room, Study, Kitchen/Breakfast Area, Utility Room, downstairs Cloakroom, further Garden Room/Family Room and double garaging. To the first floor: Master Bedroom Suite with dressing area and En-Suite, Bedroom 2 with En-Suite, two further Bedrooms and Family Bathroom.

Outside: To the front is a gated driveway with parking for multiple vehicles. The rear garden is of particular note having a large enviable garden including outdoor heated swimming pool, patio area and flower, shrub and hedge borders. AGENTS NOTE: The outdoor swimming pool is heated by outdoor air source pump.

Kitchen/Breakfast Area - 6.16m x 3.9m (20'2" x 12'9")

Utility Room - 3.01m x 1.26m (9'10" x 4'1")

Sitting Room - 4.59m x 4.33m (15'0" x 14'2")

Dining Room - 3.89m x 3.87m (12'9" x 12'8")

Garden/Family Room - 7.16m x 3.24m (23'5" x 10'7")

Study/Snug - 4.62m x 3m (15'1" x 9'10")

Double Garage - 6.45m x 5.42m max 3.78min (21'1" x 17'9")

Master Bedroom Suite - 5.93m x 4.47m (19'5" x 14'7")

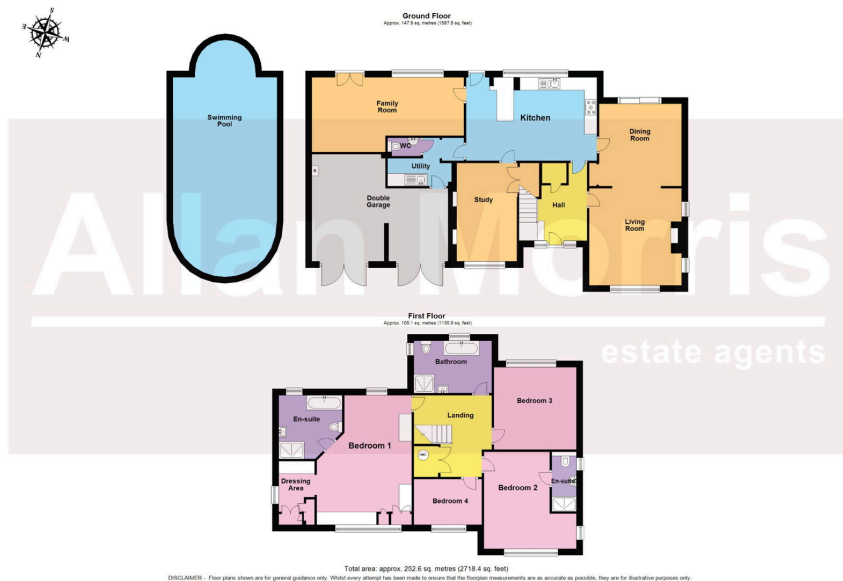
En-suite - 3.03m x 2.99m (9'11" x 9'9")

Walk-in Wardrobe - 2.15m x 1.71m (7'0" x 5'7")

Bedroom 2 - 4.6m x 4.46m (15'1" x 14'7")

En-suite - 2.81m x 1.05m (9'2" x 3'5")





- Detached family home
- Three Bathrooms
- Annexe potential
- Privately owned solar panels
- Council Tax Band G
- Four Bedrooms
- Outdoor heated swimming pool
- Large garden
- Convenient sought after location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	