



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

121 Bromyard Road, St. John's, Worcester. WR2 5DL  
£285,000

3 1 2



A period three bedroom mid terrace family home, situated in the popular St. John's area of Worcester. Accommodation briefly comprises: Entrance Hall, Living Room, Dining Room and Kitchen. On the first floor: Three Bedrooms and Family Bathroom. The property further benefits from useful Cellar.

Outside: To the front is foregarden. To the rear is generous private garden, offering a good degree of privacy.

#### LOCATION:

The property is located to the West of the City in the popular St. John's area. The area benefits from a wide range of amenities and also lies within popular school catchments for both Primary and Secondary education.

**Living Room:** - 4.32m x 3.99m (14'2" x 13'1")

**Dining Room:** - 3.68m x 3.4m (12'1" x 11'2")

**Kitchen:** - 2.87m x 2.46m (9'5" x 8'1")

**Cellar:** - 4.32m x 3.71m (14'2" x 12'2")

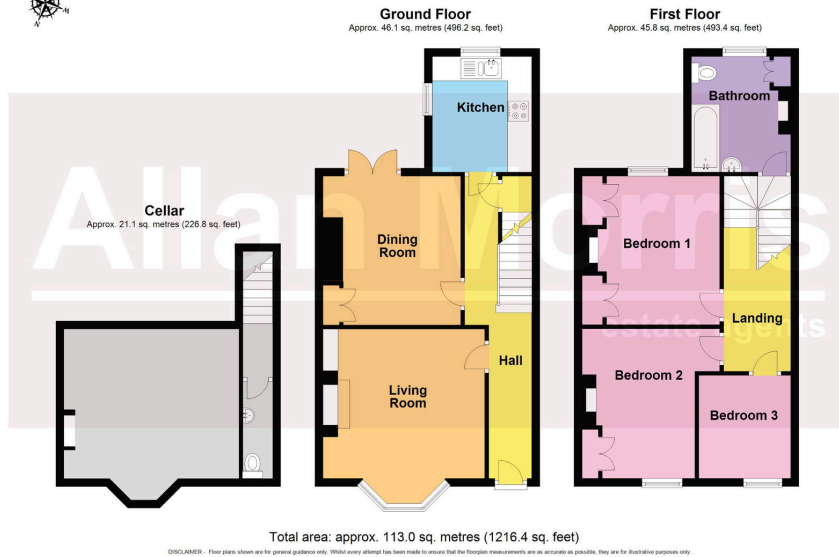
**Bedroom 1:** - 3.68m x 3.4m (12'1" x 11'2")

**Bedroom 2:** - 3.71m x 3.4m (12'2" x 11'2")

**Bedroom 3:** - 2.54m x 2.26m (8'4" x 7'5")

**Bathroom:** - 2.87m x 2.72m (9'5" x 8'11")





- Period family home
- 2 Reception Rooms
- Generous rear garden
- NO ONWARD CHAIN
- 3 Bedrooms
- Independent upstairs Bathroom
- Popular and convenient location
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	