



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

10 Shap Drive, Warndon, Worcester. WR4 9NX

£210,000

3 1 2



A three bedroom mid terraced property, benefiting from driveway and generous garden, situated in a quiet and convenient location.

Accommodation comprising: Entrance Hall, Utility, Kitchen, Lounge/ Diner. To the first floor: Three Bedrooms, Bathroom and separate Cloakroom.

Outside: To the front is a private driveway and to the rear is an enclosed rear garden.

#### LOCATION:

The property is located in the Warndon area of Worcester within a short walking distance of a parade of local shops and Public House. Easy access to Worcester City centre can be gained as well as to motorway links via junction 6 of the M5 motorway.

**Kitchen** - 3.66m x 2.87m (12'0" x 9'5")

**Living Room** - 5.61m x 3.48m (18'5" x 11'5")

**Store Room** - 1.96m x 1.7m (6'5" x 5'7")

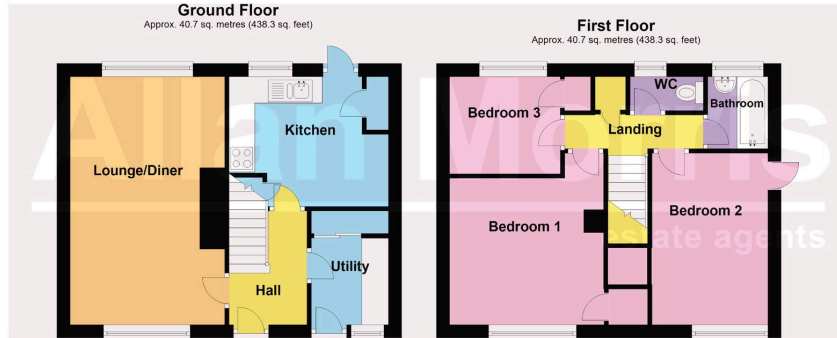
**Bedroom 1** - 3.81m x 2.67m (12'6" x 8'9")

**Bedroom 2** - 3.53m x 3.28m (11'7" x 10'9")

**Bedroom 3** - 2.59m x 2.21m (8'6" x 7'3")

**Bathroom** - 1.68m x 1.4m (5'6" x 4'7")





Total area: approx. 81.4 sq. metres (876.6 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.



- No Onward Chain
- 3 Bedrooms
- Generous driveway
- Easy access to motorway links
- Mid terraced family home
- Spacious Lounge/Diner
- Private rear garden
- Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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	