



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

12 Dover Avenue, Worcester. WR4 0LA

Offers In Region Of £385,000

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A versatile and extended three bedroom detached family home, situated in this sought after and quiet cul-de-sac on the outskirts of Warndon Villages, allowing rapid access to the M5 motorway.

Accommodation briefly comprises: Large and airy Entrance Hallway, W.C., Living Room, Study/Playroom and modern Kitchen/Diner extension fitted with a walk-in larder, Induction hob, underfloor heating, and a downdraft extractor. On the first floor: Master Bedroom with En-Suite, two further Bedrooms and Family Bathroom.

Outside: The property benefits from a detached single Garage, tandem parking for multiple vehicles, as well as pleasant foregarden laid to lawn, with several tree and shrub borders. The established rear garden comprises initial patio area, water-feature, lawned area, mature shrub and flower borders alongside a Home Office/Garden Room with power supply ideal for home-working.

LOCATION:

The property is situated on the outskirts of Warndon Villages, offering easy access to local schooling, amenities, major transport links to include rapid access to the M5 motorway, Worcester Royal Hospital and back into Worcester City centre.

Kitchen /Diner: - 6.38m x 3.02m (20'11" x 9'11")

Living Room: - 3.99m x 3.76m (13'1" x 12'4")

Study: - 3m x 2.39m (9'10" x 7'10")

Hall: - 4.24m max x 4.06m max (13'11" maximum x 13'4" maximum)

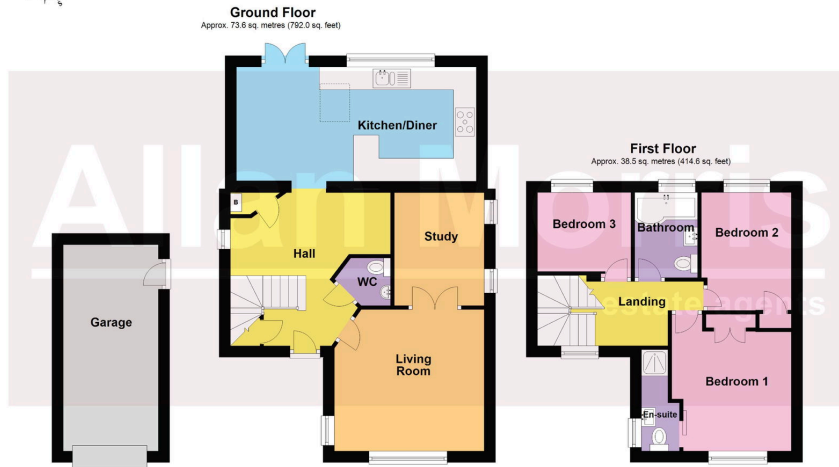
Bedroom 1: - 3.63m x 3.18m (11'11" x 10'5")

Bedroom 2: - 3.12m x 2.39m (10'3" x 7'10")

Bedroom 3: - 2.49m x 2.26m (8'2" x 7'5")

Garage: - 5.49m x 2.51m (18'0" x 8'3")





- Extended Kitchen/Diner
- Energy Efficient - 'B' Rated
- Owned Solar Panels
- Flexible Accommodation
- Single Garage
- Quiet cul-de-sac location
- Garden Room/Home Office
- Plentiful Parking



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	87	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	