



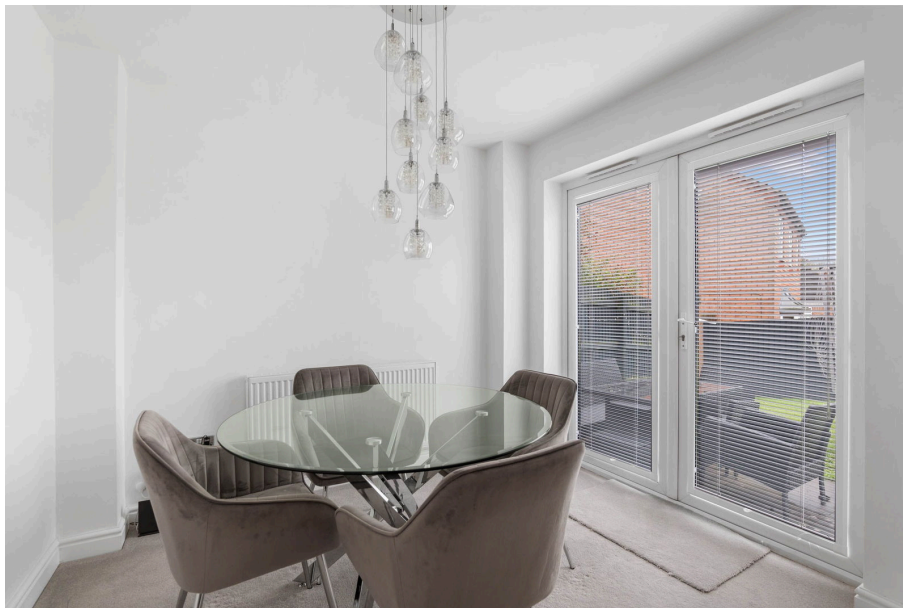
Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

17 Bolton Avenue, Worcester. WR4 0ST

£385,000

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A modern and beautifully presented 4 bedroom detached family home, greatly improved by the current owners and tucked away in a quiet cul-de-sac location within the popular Warndon Villages area.

Accommodation comprising:- Entrance Hall, Downstairs WC, Stunning re-fitted Kitchen, Utility Room, Living Room and Dining Room. On the first floor: Master Bedroom and En Suite Shower, 3 further Bedrooms, Family Bathroom. Outside: To the front is driveway and integral single Garage. To the rear is enclosed private garden.

LOCATION:

The property is located in the popular Warndon Villages development, offering easy access to major transport links. Within easy reach is the Worcestershire Royal Hospital, Tesco Supermarket and a parade of Convenience shops and other amenities. The property also falls into a popular school catchment.

Kitchen 3.71m x 2.36m (12'2" x 7'9")

Utility Room 2.36m x 1.55m (7'9" x 5'1")

Living Room 4.29m x 3.76m (14'1" x 12'4" max)

Dining Room 2.67m x 2.49m (8'9" x 8'2")

Bedroom 1 3.38m x 3.25m (11'1" max x 10'8")

En Suite Shower Room 2.03m x 1.35m (6'8" max x 4'5")

Bedroom 2 4.01m x 2.44m (13'2" max x 8'0")

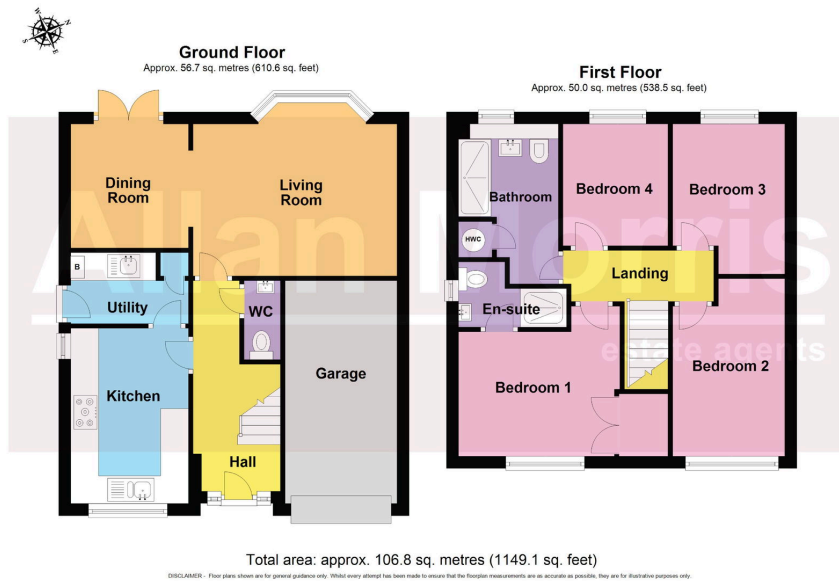
Bedroom 3 3.15m x 2.31m (10'4" x 7'7")

Bedroom 4 2.57m x 2.24m (8'5" x 7'4")

Bathroom 3.45m x 2.06m (11'4" x 6'9")

Garage 4.8m x 2.41m (15'9" x 7'11")





- Stunning Family Home
- Re-fitted Kitchen & Bathrooms
- Private rear garden
- Pretty outlook
- 4 Bedrooms
- Driveway & Garage
- Quiet location
- Easy access to motorway



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