



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



217 Bilford Road, Worcester. WR3 8HL

£395,000

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A stunning fully refurbished, spacious three bedroom semi detached bungalow, enjoying a generous plot and situated in a popular North Worcester location.

Accommodation briefly comprises: Entrance Hall, Living Room, refitted Kitchen with integral appliances to include double oven, separate hob with extractor, dishwasher, fridge/freezer and washing machine, Garden Room, three Bedrooms, spacious refitted Shower Room and further Hall Area.

Outside: To the front is generous driveway providing parking for several vehicles. To the rear is splendid private garden with porcelain tiled patio, lawned garden, substantial shed, greenhouse and several pleasant plants, trees and bushes.

#### LOCATION:

The property is located in the popular North Worcester area, within walking distance of a convenience store, Perdiswell leisure centre and Ravensmeadow golf centre. Not only is the property with 2 miles of the city centre itself, there are also various amenities such as supermarkets, cafes and shops located at nearby Blackpole. Access to the M5 motorway is also closeby via Junction 6.

AGENTS NOTE: The furniture shown in some photos is CGI to show how each room could look.

Living Room 4.42m x 3.56m (14'6" x 11'8")

Kitchen/Dining Room 5.18m x 3.48m (17'0" x 11'5")

Garden Room 4.27m x 3.18m (14'0" x 10'5")

Bedroom 1 3.58m x 3.51m (11'9" x 11'6")

Bedroom 2 3.45m x 2.79m (11'4" x 9'2")

Bedroom 3 3.1m x 2.44m (10'2" x 8'0")

Shower Room 2.95m x 1.75m (9'8" x 5'9")





TOTAL FLOOR AREA: 1021 sq.ft. (94.9 sq.m) approx.  
Where energy related data has been used to calculate the accuracy of the Energy Efficiency Rating, the information in this document is based on the data provided to the assessor. The assessor has not carried out a physical inspection of the property. The assessor and the assessor's name have not been used in the production of this document.

- Spacious refurbished bungalow
- Refitted Kitchen and Shower Room
- Generous landscaped rear garden
- New Roof
- NO ONWARD CHAIN
- 3 Bedrooms
- Spacious driveway providing parking for several vehicles
- New heating system and electrics throughout
- Popular area
- Council Tax Band: C

