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 **MAYFAIR**
OFFICE GROUP

28 Romney Way, Whittington, Worcester. WR5 2DW

£450,000

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A spacious and flexible detached four bedroom family home, situated in this popular development, offering easy access to Worcester City centre, the M5 motorway, Worcestershire Parkway Railway Station and local schooling.

Accommodation briefly comprises: Entrance Hall, Living Room, open-plan Kitchen/Diner, Utility Room, W.C. and integral Garage. On the first floor: Master Bedroom with En-Suite, three further Bedrooms and Family Bathroom.

Outside: To the front is parking for 3 vehicles. To the rear is a good size garden mainly laid to lawn, with patio and shrub and hedge borders. The property benefits from owned solar panels.

LOCATION:

The property is located in this popular Weogoran Park development, offering easy access to a host of local amenities, schooling and major transport links, as well as the Worcestershire Woods Countryside Centre.

Living Room: - 5.19m x 3.28m (17'0" x 10'9")

Kitchen / Diner: - 5.71m x 3.31m (18'8" x 10'10")

Utility Room: - 2.24m x 1.66m (7'4" x 5'5")

Bedroom 1: - 4.4m x 3.3m (14'5" x 10'9")

En-Suite: - 2.44m x 1.39m (8'0" x 4'6")

Bedroom 2: - 4.43m x 3.1m (14'6" x 10'2")

Bedroom 3: - 3.69m x 2.71m (12'1" x 8'10")

Bedroom 4: - 3.66m x 1.9m (12'0" x 6'2")

Bathroom: - 2.72m maximum x 2.55m (8'11" maximum x 8'4")

Garage: - 6.14m x 3.03m (20'1" x 9'11")





Total area: approx. 128.4 sq. metres (1381.6 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.

- 4 Bedrooms + 2 Bathrooms
- Open-plan Kitchen/Diner
- Utility Room
- Integral Garage
- Detached
- Close proximity to local schools
- Easy access to M5 motorway
- Owned Solar Panels



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	103	105
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	