



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

319 Tolladine Road, Worcester. WR4 9BB

Guide Price £235,000

3 1 1



A much improved three bedroom semi detached family home, situated in this convenient location of Worcester, offering easy access to Worcestershire Royal Hospital and the town centre.

Accommodation briefly comprises: Entrance Hall with useful under stairs cupboard, open-plan Sitting Room/Dining Area and Kitchen with access to rear garden. On the first floor: Three Bedrooms and re-fitted Family Bathroom.

Outside: The front garden is of low maintenance with a slabbed area. The rear garden is of particular note, with steps, shrubs and a patio area, fully enclosed by fencing with access to outside store.

Sitting Room: - 4.47m into bay x 2.97m (14'8" into bay x 9'9")

Dining Area: - 3.28m x 2.97m (10'9" x 9'9")

Kitchen: - 3.38m x 1.93m (11'1" x 6'4")

Bedroom 1: - 4.5m into bay x 3.02m (14'9" into bay x 9'11")

Bedroom 2: - 3.3m x 3.02m (10'10" x 9'11")

Bedroom 3: - 2.57m x 1.98m (8'5" x 6'6")

Family Bathroom: - 1.96m x 1.93m (6'5" x 6'4")





- Modern Kitchen
- 3 Bedrooms
- Good size rear garden
- Modern Bathroom
- Convenient location
- Council Tax Band: C

