



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

1 Whitehall Close, Rushwick, Worcester. WR2 5TJ

Offers In Region Of £495,000

3 2 2



A very well presented three bedroom detached bungalow within this sought after area, offering flexible accommodation, with potential Annexe.

Accommodation briefly comprises: Entrance Hall, Utility, Sitting Room with wood burner, large Kitchen/Breakfast Room, Inner Hallway with 2nd Sitting Room/potential Bedroom 4, Master Bedroom with En-Suite, two further Bedrooms, Study/potential single Bedroom and Family Bathroom.

Outside: There is ample parking to the front, with easily maintained frontage. The rear offers a substantial, mature and well planned garden, together with workshop with power and vegetable produce area beyond. The garden is south facing and offers a high degree of privacy.

Utility Room: - 3.7m x 2.4m (12'1" x 7'10")

Sitting Room: - 6.8m x 3.4m (22'3" x 11'1")

Kitchen / Breakfast Room: - 4.8m x 2.7m (15'8" x 8'10")

Master Bedroom: - 3.5m x 3m (11'5" x 9'10")

En-Suite: - 2.6m x 1.8m (8'6" x 5'10")

2nd Sitting Room / Bedroom 4: - 4.7m x 3.8m (15'5" x 12'5")

Bedroom 2: - 3.6m x 3.1m (11'9" x 10'2")

Bedroom 3: - 3.1m x 3m (10'2" x 9'10")

Study / Potential Single Bedroom: - 3m x 2m (9'10" x 6'6")

Family Bathroom: - 3.7m x 1.9m (12'1" x 6'2")





Ground Floor
Approx. 138.9 sq. metres (1494.9 sq. feet)



Total area: approx. 138.9 sq. metres (1494.9 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.

- 3 Bedroom detached bungalow
- Flexible accommodation with potential Annexe
- Generous driveway suitable for many vehicles
- 2 Bathrooms
- Superb mature south facing garden
- Council Tax Band: D

