



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

32 Holloway Drive, Pershore, Worcestershire. WR10 1JL

£372,000

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A chance to acquire a four bedroom detached house, situated within this sought after area, ideal for updating with potential to extend (subject to Planning).

Accommodation briefly comprises: Entrance Hall, good size coat cupboard off hall, downstairs Cloakroom, good size Sitting Room, double opening doors into Dining Room with sliding patio door to garden, good size Kitchen offering potential to update and Office/ Playroom. On the first floor: Master Bedroom with vanity sink and built-in wardrobes, views towards Pershore Abbey and the Bredon Hills in the distance, three further Bedrooms and a modern Family Shower Room.

Outside: Ample off road parking and garden area to the front. To the rear is a private garden which has been landscaped for ease of maintenance, offering a high degree of privacy with side access and single Garage.

LOCATION: The property is situated within easy reach of Pershore, with local amenities, good schooling, easy access to Worcester City and major transport links.

Sitting Room - 4.5m x 3.9m (14'9" x 12'9")

Dining Room - 3.5m x 2.8m (11'5" x 9'2")

Kitchen - 3.8m x 2.7m (12'5" x 8'10")

Study/Playroom - 2.4m x 1.9m (7'10" x 6'2")

Master Bedroom - 4.53m x 3.47m max (14'10" x 11'4" max)

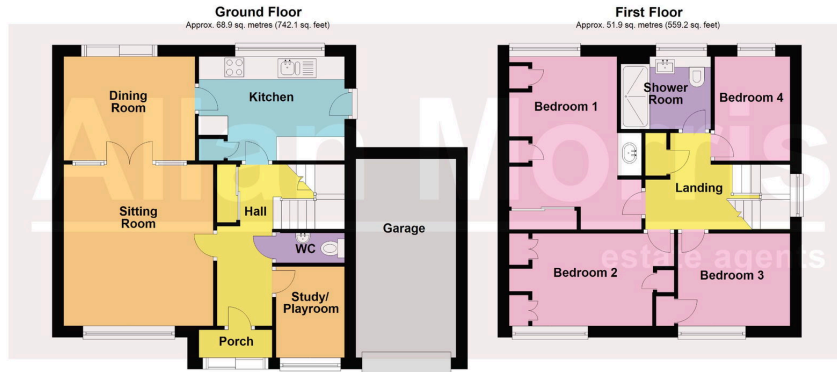
Bedroom 2 - 4.4m x 2.5m (14'5" x 8'2")

Bedroom 3 - 3m x 2.6m (9'10" x 8'6")

Bedroom 4 - 2.8m x 2m (9'2" x 6'6")

Shower Room - 2.4m x 1.9m (7'10" x 6'2")





Total area: approx. 120.9 sq. metres (1301.3 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.



- Spacious 4 Bedroom detached house
- 3 double Bedrooms & 1 single Bedroom
- Further potential to extend (if required)
- Good size private rear garden
- Garaging
- Sought after location
- Close to good local schooling
- NO ONWARD CHAIN
- Council Tax Band: E

