



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

6 Little Piece, Lyppard Woodgreen, Worcester. WR4 0RR

Offers Over £289,000

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A very well presented and improved three bedroom semi detached home situated in a quiet cul-de-sac location, offering close proximity to local amenities, schooling and children's playground area.

Accommodation briefly comprising: Entrance Hall, re-fitted modern style Kitchen, integral Garage with insulated up and over door, open-plan Living Room/Dining Room with gas fire and sliding doors out onto garden. On the first floor: Landing with loft access, Master Bedroom with fitted wardrobes, two further good size Bedrooms and Family bathroom.

Outside: To the front of the property is a pleasant lawned garden along side a tarmac driveway. The rear garden is of particular note, having recently been landscaped, initially with a raised patio area, lawned area, additional seating area and shed. There are mature borders with a wide array of shrubs and flowers, as well as gated pedestrian side access to the front of the property.

LOCATION:

'Little Piece' is situated within the ever popular Warndon Villages area of Worcester, offering excellent access to the M5 motorway, Worcestershire Royal Hospital, local schooling, amenities and back into Worcester City centre, as required.

Kitchen - 3.02m x 2.01m (9'10" x 6'7")

Living Room / Dining Room - 5.53m x 4.19m (18'1" x 13'8")

Bedroom 1 - 3.26m x 3.03m (10'8" x 9'11")

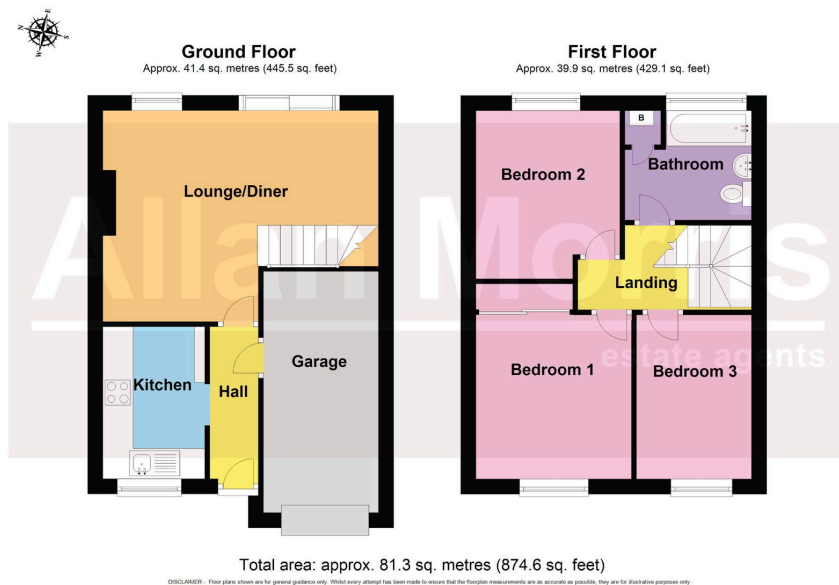
Bedroom 2 - 3.44m x 2.85m (11'3" x 9'4")

Bedroom 3 - 3.26m x 2.39m (10'8" x 7'10")

Bathroom - 2.56m x 2.05m (8'4" x 6'8")

Garage - 4.73m x 2.31m (15'6" x 7'6")





- Very well presented property
- Re-fitted Kitchen
- 3 Good size Bedrooms
- Single Garage
- Landscaped garden
- Convenient location
- Close to green space
- Council Tax Band: C

