



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

69 Spetchley Road, Worcester. WR5 2LR

Offers Over £750,000

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A beautifully presented extended five bedroom detached family home, situated within this sought after area of Worcester.

Accommodation comprising: Spacious Entrance Hall with original tiled flooring, downstairs Cloakroom, Sitting Room with bay window to the front, good size Dining Room, Conservatory, extended modern Kitchen/Dining Room with Utility off, and Study/Office. To the first floor: Master Bedroom with walk-in closet and En-Suite, four further Bedrooms and Bathroom.

Outside: Ample off road parking with long driveway and large Garage. The rear has a stunning established garden, good size patio area, ornamental pond, covered pergola, onto a large lawn with nature pond, vegetable produce area, shed and greenhouse.

Kitchen / Dining Room: - 6.6m x 3.8m (21'7" x 12'5")

Utility Room: - 2.4m x 2m (7'10" x 6'6")

Sitting Room: - 4.9m (to bay) x 4m (16'0" (to bay) x 13'1")

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

Dining Room: - 4m x 3.8m (13'1" x 12'5")

Conservatory: - 3.9m x 2m (12'9" x 6'6")

Garage: - 6.5m x 4.3m (21'3" x 14'1")

Master Bedroom: - 4.4m x 4m (14'5" x 13'1") **En-Suite:** - 2.3m x 2m (7'6" x 6'6")

Bedroom 2: - 5m (to bay) x 4m (16'4" (to bay) x 13'1")

Bedroom 3: - 4m x 3.8m (13'1" x 12'5")

Bedroom 4: - 3.8m x 3.8m (12'5" x 12'5")

Bedroom 5: - 3m x 2.2m (9'10" x 7'2")





- Beautifully presented & extended family home
- Sitting on approximately 0.4 acre plot
- Master Bedroom with walk-in closet & En-Suite
- Original tiled flooring
- 5 Bedrooms
- Under floor heating in Kitchen, Utility and downstairs Cloakroom
- Ample parking & Garaging
- Original doors
- Modern Kitchen/Dining Room to the rear
- Council Tax Band: E

