



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

11 Manor Road, Clifton-on-Teme, Worcestershire. WR6 6EA

Offers In Region Of £325,000

3 1 2



A three bedroom semi detached house, which has been updated throughout to create a beautiful family home within this sought after village, offering local schooling and easy access to Worcester City and major transport links.

Accommodation briefly comprises: Entrance Hall, good size Sitting Room with wood burner and large picture window overlooking garden, Dining Area, Kitchen, W.C. and sunken Garden Room to the rear. On the first floor: Three Bedrooms, modern Family Shower Room and storage/linen cupboard.

Outside: To the front is a well maintained established garden and seating area. The rear of the property is of particular note, with initial raised decked area leading to established lawn, trees, shrubs and bushes, ornamental pond and to the far end a large shed and greenhouse, with views over countryside.

LOCATION:

The property is situated within this very popular village, having a village shop, school, with the Chantry High School close by, a Public House and many Clubs and Societies, together with easy access to Worcester City and major transport links.

Sitting Room: - 4.9m x 3.3m (16'0" x 10'9")

Dining Area: - 3.9m x 2.8m (12'9" x 9'2")

Kitchen: - 4.9m x 3.2m (16'0" x 10'5")

Inner Study Area: - 4m x 1.8m (13'1" x 5'10")

Garden Room: - 4m x 3.6m (13'1" x 11'9")

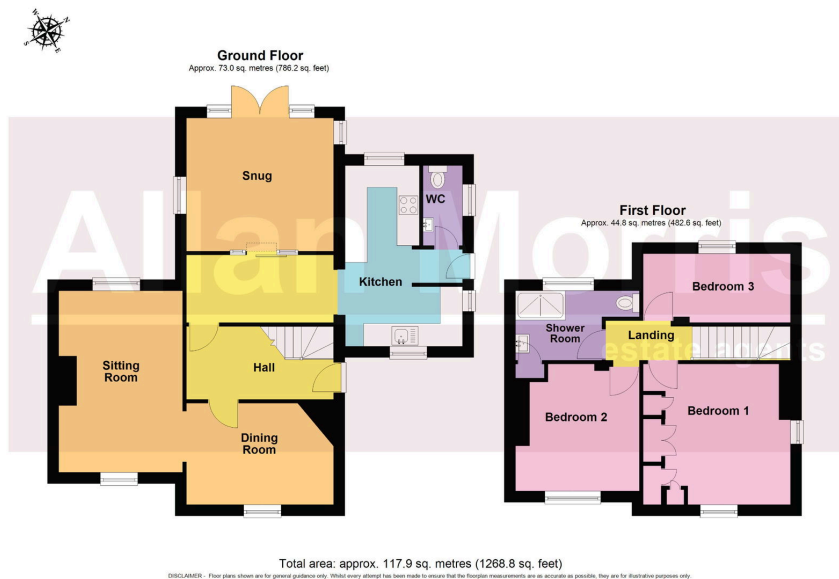
Bedroom 1: - 4m maximum x 3.8m (13'1" maximum x 12'5")

Bedroom 2: - 3.3m x 3m (10'9" x 9'10")

Bedroom 3: - 3.9m x 1.9m (12'9" x 6'2")

Family Shower Room: - 3.3m x 1.8m (10'9" x 5'10")





- 3 Bedroom semi detached house
- Beautifully maintained and updated throughout
- Beautiful rear garden with views
- Sought after village location
- Sitting Room with wood burner
- Council Tax Band: C

