



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

58 Albion Mill, Portland Street, Worcester. WR1 2NY

Guide Price £385,000

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A modern end of mews Town House, offering spacious well proportioned and well presented accommodation, overlooking the Birmingham and Worcester canal. Situated in the popular and sought after Diglis Basin area of Worcester.

Accommodation comprising: Reception Hall, WC, Cloak/Utility Room, Kitchen Dining Room (with access out to Sun Terrace overlooking the canal), Lounge, three Bedrooms, the Master Bedroom having an En-Suite Shower Room and Family Bathroom.

Outside: The property is approached by a block paved private driveway leading to two allocated off road parking spaces with an electric charging point and gated access to the Sun Terrace. The Sun Terrace enjoys a high degree of privacy with views over the Birmingham & Worcester canal.

LOCATION:

The property is situated in the popular and sought after residential area of Diglis Basin. The location provides easy access to the City centre, national road and rail networks.

Kitchen Dining Room - 6.5m x 4.29m (21'4" max x 14'1")

Cloak/Utility Room - 1.83m x 1.75m (6'0" x 5'9")

Lounge - 4.32m x 3.56m (14'2" x 11'8")

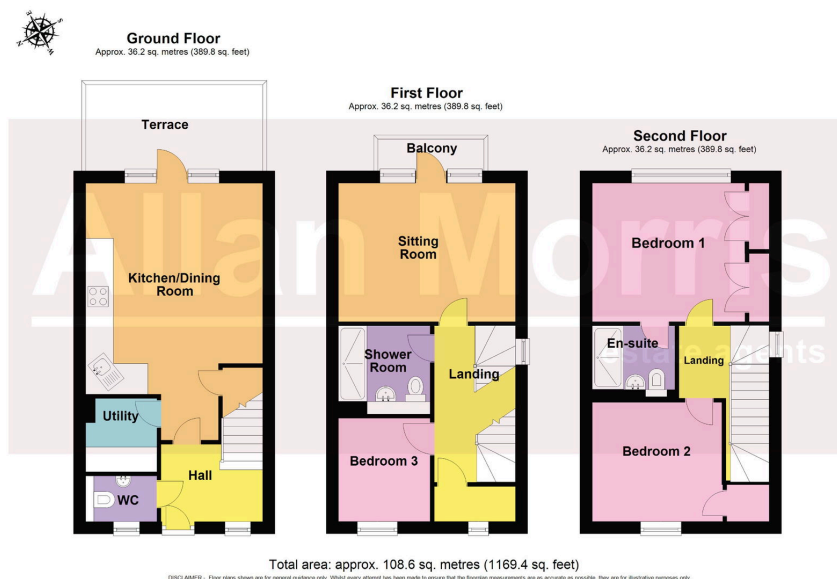
Bedroom 3 - 2.54m x 2.11m (8'4" x 6'11")

Bedroom 1 - 3.61m x 3.61m (11'10" x 11'10")

Bedroom 2 - 3.15m x 2.92m (10'4" x 9'7")

Decked Sun Terrace - 4.7m x 3.45m (15'5" x 11'4")





- An end mews Town House
- Popular and sought after residential area
- Spacious, well presented accommodation
- Central heating & double glazing
- Convenient City centre location
- Private Sun Terrace
- Two allocated parking spaces
- Electric charge car point in parking bay
- Viewing highly recommended • Council Tax Band D

