



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



12 Coney Green Close, Great Meadow, Worcester. WR4 0DT

Guide Price £300,000

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A modern extended semi detached town house, offering spacious, well proportioned and well presented accommodation, situated in a quiet cul-de-sac location in this popular and sought after residential area of the city.

Accommodation briefly comprises: Lounge Dining Room, Kitchen, three double Bedrooms and Family Bathroom.

Outside: To the front of the property is a small gravelled fore garden, with paved access to the front door. To the side of the property is a private paved access leading to the gated rear garden. To the rear of the property is an enclosed low maintenance paved garden, with raised shrub beds, outside courtesy lights, enjoying a private westerly rear aspect. There is an En-bloc Garage and parking space a short distance from the property.

#### LOCATION:

12 Coney Green Close is situated on the popular Warndon Villages development, with easy access to local amenities, the city centre itself, national road and rail networks.

**Kitchen** - 2.87m x 3.53m (9'5" x 11'7")

**Lounge Dining Room** - 7.24m x 3.18m (23'9" x 10'5")

**Bedroom 1** - 4.04m x 3.53m (13'3" x 11'7")

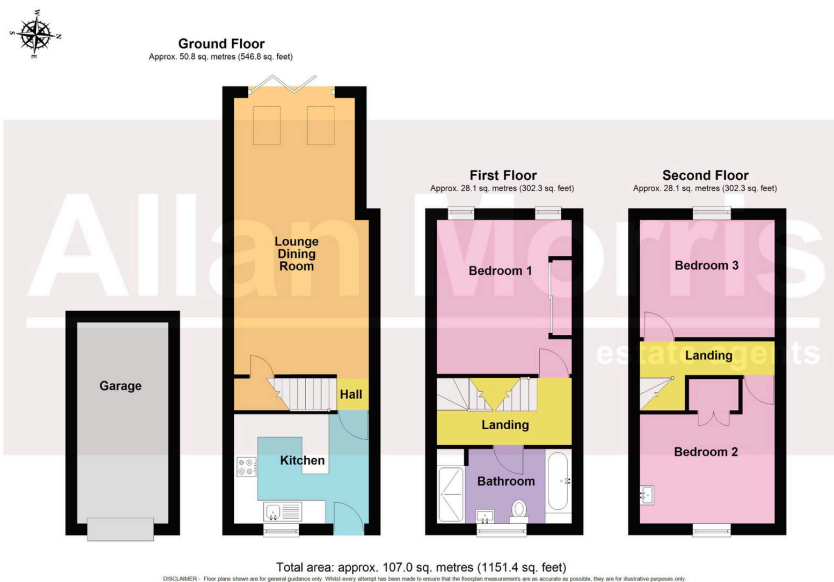
**Bedroom 2** - 3.78m x 3.53m (12'5" x 11'7")

**Bedroom 3** - 3.53m x 3.07m (11'7" x 10'1")

**Bathroom** - 1.96m x 3.53m (6'5" x 11'7")

**Garage** - 5.26m x 2.39m (17'3" x 7'10")





- A spacious & well maintained • Quiet cul de sac location semi detached town house
- Low maintenance rear garden
- Private westerly rear aspect
- En-bloc Garage & parking space
- Central heating & double glazing
- Viewing highly recommended • Council Tax Band: C

