



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

38 Main Road, Kempsey, Worcester. WR5 3JA

Offers In Region Of £450,000

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A wonderful opportunity to acquire a pretty four bedroom end terraced property, situated within the sought after village of Kempsey.

Accommodation comprising: Entrance Hall, Reception Room with woodburner and access to Cellar, Sitting Room/Dining Area, Kitchen to the rear elevation, large Cloakroom area. To the first floor: Bedroom 1 with beam work and velux skylight to the front elevation, three further Bedrooms, Family Bathroom and separate Shower.

Outside: There is off road parking via gated entrance to the rear into a pretty courtyard style garden with outbuilding offering scope and potential (subject to planning).

LOCATION: The property is situated in the village of Kempsey, with a range of local amenities to include Doctors Surgery, several Public Houses, Village Store and Primary School as well as easy access back into Worcester City and major transport links.

Sitting Room/Dining Area - 8.1m x 3.7m x 2.5m min (26'6" x 12'1")

Kitchen - 3.9m x 3.1m (12'9" x 10'2")

Cloakroom - 2m x 1.6m (6'6" x 5'2")

Reception 2 - 4.3m x 3.7m (14'1" x 12'1")

Cellar - 7.4m x 2.4m (24'3" x 7'10")

Bedroom 1 - 4.3m x 3.7m (14'1" x 12'1")

Bedroom 2 - 3.7m x 2.5m (12'1" x 8'2")

Bedroom 3 - 3.4m x 2.3m (11'1" x 7'6")

Bedroom 4 - 3.4m x 2.3m (11'1" x 7'6")

Bathroom - 2.4m x 2.2m (7'10" x 7'2")

Outbuilding - 5.4m x 4m (17'8" x 13'1")





- No Upward Chain
- Sought after village location
- Scope to update
- Additional outbuilding with further potential
- 4 bedroom end terraced Cottage
- Character features
- Courtyard & parking to the rear
- Council Tax Band C

