



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

13 Willowslea Road, Worcester. WR3 7QP

Offers In Region Of £350,000

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A three bedroom link detached house, situated within this sought after area of North Worcester, within easy reach of local schooling, amenities, Worcester City and major transport links. The property offers further potential to re-model, if required.

Accommodation briefly comprises: Entrance Porch, Hallway, Sitting Room with bay fronted window, Conservatory with door to garden, Kitchen/Breakfast area, under stairs storage, large downstairs WC/ Cloakroom and Utility with further door to garden and internal door into Garage. To the first floor: Bedroom 1 with views towards Malvern Hills in the distance, two further Bedrooms and a Family Bathroom with shower over.

Outside: To the front is an ample block paved driveway and access to Garaging. The rear of the property is of particular note and has an initial patio and lawned area, with further patio to the far end with pergola, shed and Greenhouse. The garden is mature and well stocked.

Sitting Room - 6.9m (to bay) x 3.5m (22'7" x 11'5")

Conservatory - 2.9m x 2m (9'6" x 6'6")

Kitchen / Breakfast Room - 5.7m x 2.5m max (18'8" x 8'2")

Utility Room - 3m x 2.4m (9'10" x 7'10")

WC/Cloakroom - 1.9m x 1.3m (6'2" x 4'3")

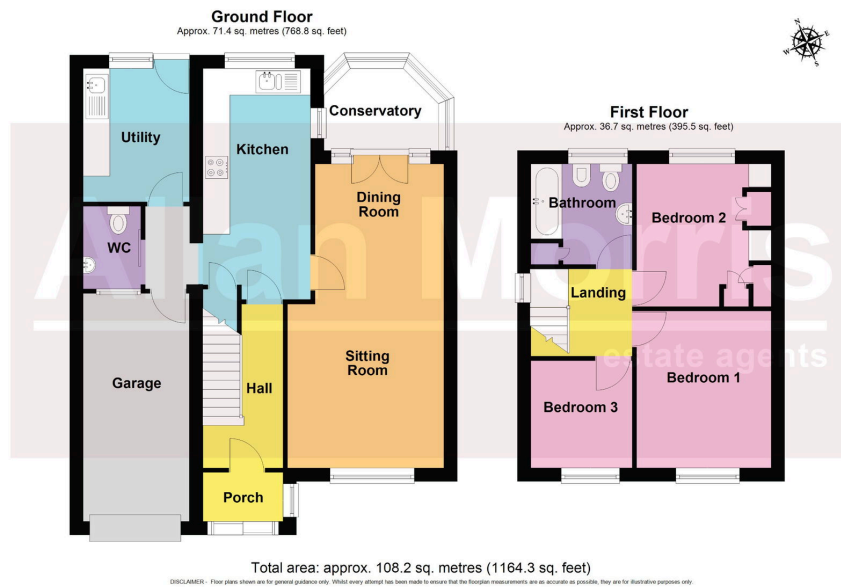
Bedroom 1 - 3.5m x 3m (11'5" x 9'10")

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

Bedroom 3 - 2.4m x 2.4m (7'10" x 7'10")

Bathroom - 2.4m x 2.3m (7'10" x 7'6")





- Council Tax Band: D
- Pleasant private rear garden
- Further potential
- Well presented
- Sought after North Worcester location
- 3 Bedroom link detached house (by Garage)
- NO ONWARD CHAIN

