



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

17 Leeds Avenue, Worcester. WR4 0QL

Offers Over £220,000

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A modern end of terrace home, offering well proportioned accommodation, situated in a quiet cul-de-sac location in this popular residential area of the city.

Accommodation briefly comprises: Entrance Hall, Kitchen Dining Room, Lounge, two Bedrooms (the Main Bedroom having an En-Suite Shower Room) and Bathroom.

Outside: To the front of the property is a quarry stone chipped foregarden, with paved pathway leading to front door. An allocated off road parking space can be accessed via the side of the property, immediately next door to the rear garden. To the rear of the property is an enclosed garden, predominantly laid to lawn, with paved patio area and gated rear pedestrian access.

LOCATION:

The property is situated on the popular residential development of Warndon Villages to the North East of the city centre.

What3Words: extra.gave.woes

Kitchen Dining Room: - 3.84m max x 3.58m max (12'7" max x 11'9" max)

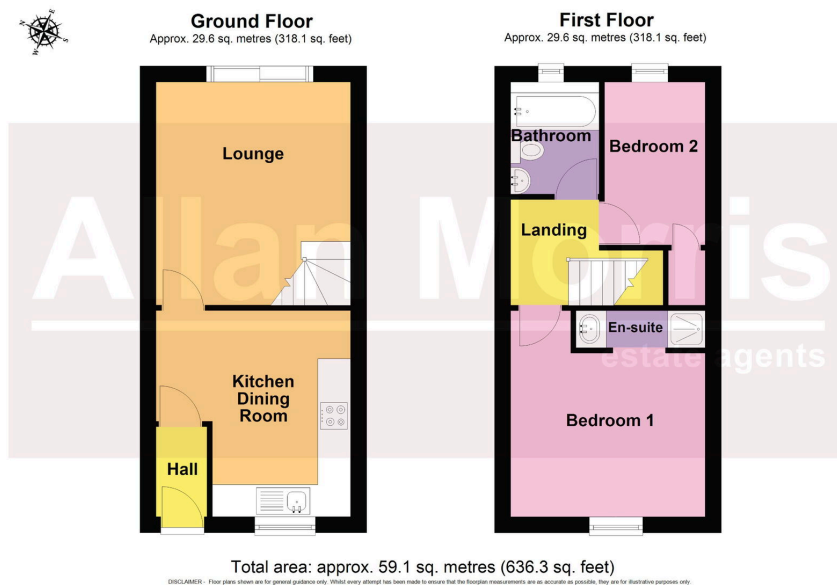
Lounge: - 4.14m maximum x 3.58m (13'7" maximum x 11'9")

Bedroom 1: - 3.58m x 3m minimum (11'9" x 9'10" minimum)

Bedroom 2: - 2.97m x 1.88m (9'9" x 6'2")

Bathroom: - 2.16m x 1.63m (7'1" x 5'4")





- End terraced house
- Allocated off road parking
- Kitchen Dining Room & Lounge
- NO ONWARD CHAIN
- Central heating & double glazing
- Popular residential area
- 2 Bedrooms (main with Ensuite Shower)
- Council Tax Band: B

