



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

36 Romney way, Worcester. WR5 2DW

£350,000

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A modern three bedroom semi detached family home, offering well proportioned and well presented accommodation, situated on this popular sought after development, providing easy access to Worcester City centre, local schooling, national road and rail networks.

Accommodation comprising: reception Hall, Kitchen, Cloakroom, Lounge/Dining Room. On the first floor: Three Bedrooms, the main Bedroom benefiting from a Dressing area with fitted mirror wardrobe and En-Suite Shower Room and Family Bathroom.

Outside: To the front is a gravel/stone frontage with gated pathway leading to front door with outside courtesy lighting. To the side of the property is a block paved driveway providing off road parking accessing a Single Garage (with up and over door, power and light and rear door). To the rear is an enclosed private garden, predominantly laid to lawn with mature shrub borders, paved patio area, Garden Room/Home Office with power and lighting and to a south westerly aspect.

Kitchen - 3.61m x 2.24m (11'10" x 7'4")

Lounge/Dining Room - 4.55m x 3.99m (14'11" max x 13'1" max)

Bedroom 1 - 4.17m x 2.74m (13'8" max x 9'0" max 7'2" min)

Bedroom 2 - 4.11m x 3m (13'6" x 9'10")

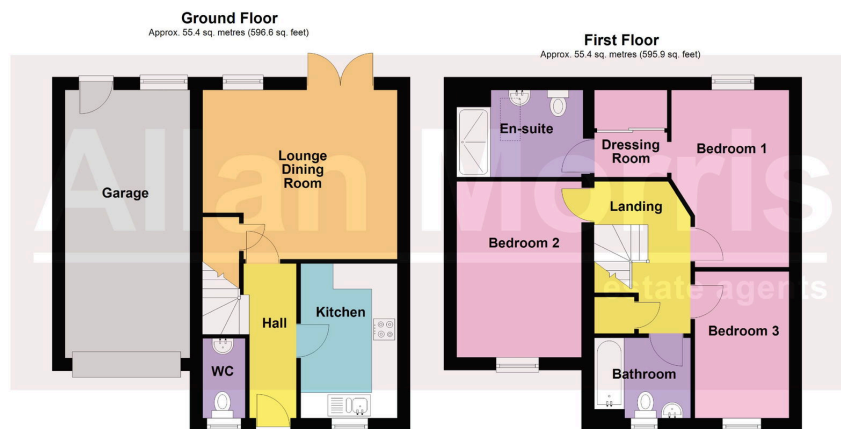
Bedroom 3 - 3.43m x 2.18m (11'3" x 7'2")

Bathroom - 2.29m x 1.88m (7'6" x 6'2")

Garage - 6.07m x 3.02m (19'11" x 9'11")

Garden Room/Home Office - 3m x 3m (9'10" x 9'10")





Total area: approx. 110.8 sq. metres (1192.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



- A modern semi-detached family home
- Gas central heating and double glazing
- Southerly rear aspect
- Council Tax Band D
- Well proportioned & well presented accommodation
- Garden Room/Home Office (9'10" x 9'10")
- A popular and sought after development
- Viewing Highly Recommended

