



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



59 Oak Tree Crescent, Worcester. WR5 1TQ

Offers Over £325,000

3 2 1





A modern three bedroom detached family home, offering immaculately presented and well proportioned accommodation, with a large private rear garden enjoying a south westerly aspect.

Accommodation briefly comprising: Large Reception Hall, Cloakroom, Cloaks cupboard, Lounge, Kitchen/Dining Room, Master Bedroom with En-Suite, two further Bedrooms and Family Bathroom.

Outside: To the front of the property is a lawned garden with shrub border and paved pathway to the front door. To the side of the property is a driveway providing off road parking for 2 cars and gated pedestrian access to the rear garden. The property benefits from a large private rear garden enjoying a south westerly aspect with paved patio area.

#### LOCATION:

Situated on this popular development, the location provides easy access to the city center and national road and rail networks.

**Lounge** - 5.05m x 2.95m (16'7" x 9'8")

**Kitchen / Dining Room** - 5.05m x 2.92m (16'7" x 9'7")

**Bedroom 1** - 3.78m x 3.07m (12'5" x 10'1")

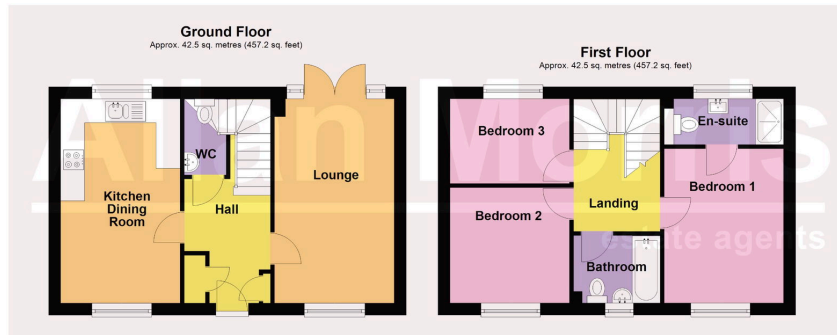
**En-Suite** - 3m x 1.12m (9'10" x 3'8")

**Bedroom 2** - 2.92m x 2.34m (9'7" x 7'8")

**Bedroom 3** - 2.92m x 2.84m (9'7" x 9'4")

**Bathroom** - 2.16m x 1.68m (7'1" x 5'6")





- Modern detached family home
- Immaculately presented
- Large private rear garden
- Viewing highly recommended
- Spacious and well proportioned
- Solar panels, central heating & double glazing
- Private south westerly rear aspect
- Council Tax Band: D

