



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



16 Ox Way, Rushwick, Worcester. WR2 5PN

Offers In Region Of £249,995

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A very well presented modern two bedroom mid terraced home, benefiting from off road parking for 2 vehicles and enclosed rear garden.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom and open-plan living accommodation to include Kitchen/ Diner and Living Room. On the first floor: Master Bedroom with En-Suite Shower Room, further double Bedroom and Bathroom.

Outside: To the front is off road parking. To the rear is fully enclosed garden.

#### LOCATION:

The property is located to the West of Worcester City, providing easy access out to countryside walks, yet conveniently placed for those needing to access back to the city centre and St. John's itself, offering a wide range of amenities, to include Supermarkets, popular Schooling, Shops, Cafes and Public Houses.

**Living Room:** - 4.42m x 3.23m maximum (14'6" x 10'7" maximum)

**Kitchen:** - 4.09m x 3.43m (13'5" x 11'3")

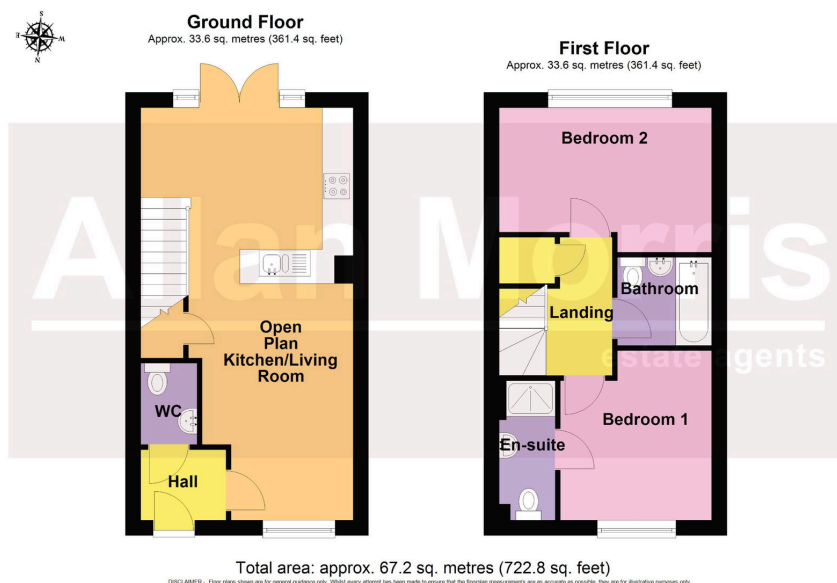
**Bedroom 1:** - 3.28m x 2.92m (10'9" x 9'7")

**En-Suite:** - 2.62m x 1.07m (8'7" x 3'6")

**Bedroom 2:** - 4.09m x 2.79m (13'5" x 9'2" max 8'0" min)

**Bathroom:** - 1.83m x 1.68m (6'0" x 5'6")





- Modern terraced house
- 2 Double Bedrooms
- Open-plan living accommodation
- Enclosed rear garden
- NHBC Warranty valid until 2034
- Popular location
- NO ONWARD CHAIN
- EV Charging Point

