



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

29 Lechmere Crescent, St. John's, Worcester. WR2 6EE
Offers Over £400,000

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A wonderful chance to acquire a deceptively spacious and extended detached family home, situated in this pleasant and convenient location.

Accommodation briefly comprising: Entrance Porch, Hallway, Dining Room, large Sitting Room with multi-fuel burner, Kitchen/Breakfast Room, Utility Room, Inner Lobby and downstairs Cloakroom. To the first floor: Master Bedroom with Dressing/Shower Room off, two further double Bedrooms and Family Bathroom.

Outside: To the front is a pleasant driveway leading to integral garage with off road parking for two vehicles. The rear garden is beautifully landscaped with mature tree and shrub borders as well as a brick built outhouse/shed.

LOCATION:

The property is located to the West of the City in the popular St. John's area. The area benefits from a wide range of amenities and also lies within popular school catchments for both Primary and Secondary education. The location is ideally placed for the newly opened Kepax Bridge providing access to the north of the city and everything it has to offer.

Living Room - 5.15m x 3.34m (16'10" x 10'11")

Dining Room - 3.03m x 3.41m (9'11" x 11'2")

Kitchen - 5.24m x 2.94m max (17'2" x 9'7")

Utility Room - 2.06m x 1.97m (6'9" x 6'5")

Lobby - 2.77m x 1.94m (9'1" x 6'4")

Bedroom 1 - 4.81m x 2.51m (15'9" x 8'2")

Bedroom 2 - 3.37m x 3.16m (11'0" x 10'4")

Bedroom 3 - 3.4m x 3.05m (11'1" x 10'0")

Bathroom - 3.1m x 2.26m (10'2" x 7'4")





- Extended home
- Multiple Reception Rooms
- 3 double Bedrooms
- Garaging
- Perfect family home
- Popular St. John's location
- Close to local amenities
- Council Tax Band D

