



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

47 Wadborough Road, Littleworth, Worcester. WR5 2QE

£225,000

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A modern two bedroom semi detached home, situated in the popular village of Littleworth, ideally placed for easy access back to Worcester city and major transport links.

Accommodation briefly comprises: Entrance Hall, refitted Kitchen and Lounge/Diner. On the first floor: Bedroom 1 benefiting from fitted wardrobe and bedroom furniture, further Bedroom with fitted wardrobe, and refitted Shower Room.

Outside: There is the benefit of foregarden, enclosed rear garden and also allocated off road parking space, directly accessed from the rear garden.

LOCATION:

The property is located in the popular village of Littleworth, benefiting from Primary School, Public House and Village Hall with playing fields and children's play area. Littleworth is located only 5 minutes drive from the city of Worcester with a wider range of amenities, and also within easy reach are motorway links via Junction 7 of the M5 and the Worcestershire Parkway Railway Station, giving direct access to London and other major cities across the UK.

Living Room: - 5.64m x 3.68m (18'6" x 12'1")

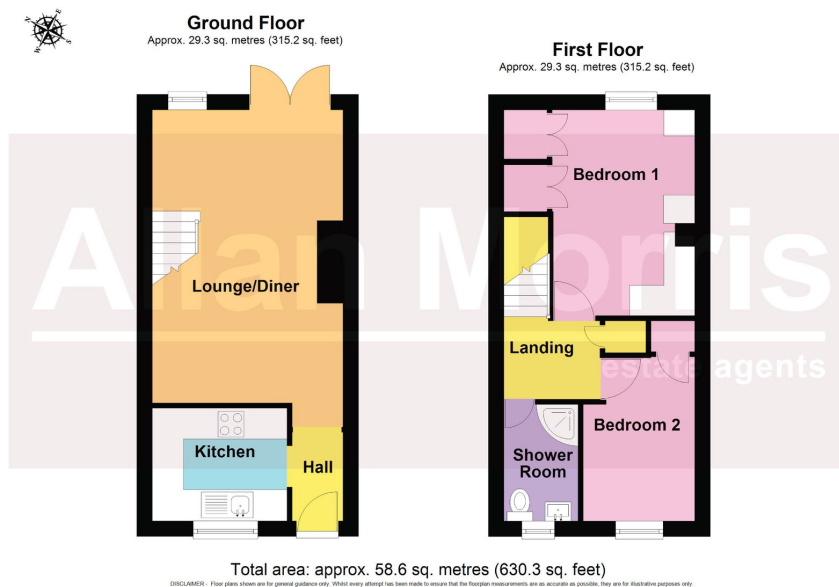
Kitchen: - 2.57m x 2.18m (8'5" x 7'2")

Bedroom 1: - 3.96m x 2.74m (13'0" x 9'0")

Bedroom 2: - 3.15m x 2.16m (10'4" x 7'1")

Shower Room: - 2.21m x 1.45m (7'3" x 4'9")





- Modern semi detached home • 2 Bedrooms
- Fully enclosed rear garden • Allocated parking space
- Popular village location • Easy access to Worcestershire Parkway Railway Station

