



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

22 Woodland Close, Worcester. WR3 8HU

Guide Price £235,000

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**** NO ONWARD CHAIN **** A superbly presented and well proportioned modern terraced home, situated in a quiet cul-de-sac location, enjoying a high degree of privacy and off road parking.

Accommodation briefly comprises: Entrance Hall, Kitchen, Lounge Dining Room, Conservatory, two Bedrooms and Bathroom.

Outside: To the front of the property is a low maintenance shrubbed garden, with paved steps leading up to the front door. To the rear of the property is a low maintenance paved garden, with flower and shrub borders, enjoying a high degree of privacy. Gated rear pedestrian access.

Lounge Dining Room: - 5.59m x 3.71m (18'4" x 12'2")

Kitchen: - 2.59m x 2.13m (8'6" x 7'0")

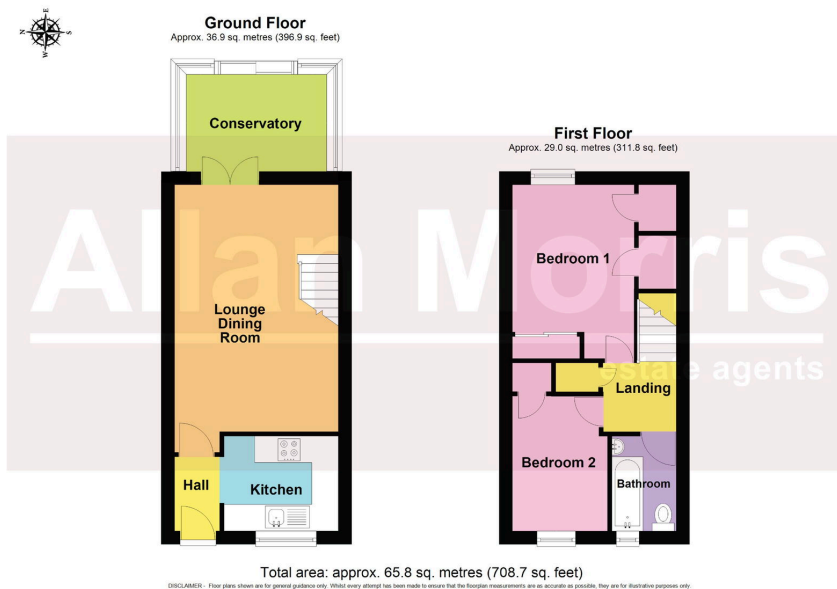
Conservatory: - 3.18m x 2.18m (10'5" x 7'2")

Bedroom 1: - 3.94m x 3.71m maximum (12'11" x 12'2" maximum)

Bedroom 2: - 3.05m x 2.16m (10'0" x 7'1")

Bathroom: - 2.13m x 1.45m (7'0" x 4'9")





- NO ONWARD CHAIN
- Off road parking
- Quiet cul-de-sac location
- Easily maintained private garden
- Council Tax Band: B
- Lounge, Dining Room and Conservatory
- UPVC double glazing & gas central heating
- Popular and sought after residential area
- Superbly presented & well proportioned accommodation

