



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



55 Kilbury Drive, Worcester. WR5 2NG

Offers Over £325,000

4 2 2





An opportunity to acquire a spacious extended, detached four bedroom family home, situated in a popular and convenient location.

Accommodation comprising: Entrance Hall, Shower Room, Kitchen/ Breakfast Room, Living Room, Sun Room and Dining Room. On the first floor: Separated in to two sections; one side has Three Bedrooms, Family bathroom and a separate W.C. Access via separate staircase leads to a flexible further Guest Bedroom/Hobby Room/Home Office.

Outside: To the front is a driveway and to the rear is a fully enclosed garden.

**LOCATION:** The property is situated in a convenient location, offering easy access to local Primary, Secondary and sixth form schooling, as well as access to major transport links including the M5 motorway, Worcester Parkway Railway Station and back into Worcester City centre. The property is also within walking distance of Waitrose supermarket, a Public House and Petrol Station, as well as on the doorstep of the glorious Worcester Woods, offering excellent walking options, cafe and recreation ground.

**Living Room** - 7.49m x 3.38m (24'7" x 11'1" max 9'3" min)

**Sun Room** - 2.62m x 2.03m (8'7" x 6'8")

**Dining Room** - 7.16m x 2.44m (23'6" x 8'0")

**Kitchen/Breakfast Room** - 5.59m x 2.46m (18'4" x 8'1")

**Guest Bedroom/Hobby Room/Home Office** - 4.95m x 2.46m (16'3" x 8'1")

**Shower Room** - 1.83m x 0.79m (6'0" x 2'7")

**Bedroom 1** - 3.99m x 3.15m (13'1" x 10'4")

**Bedroom 2** - 3.48m x 3.15m (11'5" x 10'4")

**Bedroom 3** - 4.06m x 2.54m (13'4" x 8'4" max 7'4" min)





- No Onward Chain
- 4 Bedrooms
- Private driveway
- Popular and convenient location
- Spacious extended family home
- Flexible accommodation
- Enclosed garden
- Council Tax Band D

