






Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

38 Christine Avenue, Rushwick, Worcester. WR2 5SP

Offers In Region Of £425,000

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A wonderful opportunity to acquire a three bedroom detached family home, situated within this sought after area, offering local schooling, further potential and within easy reach of Worcester City and major transport links.

Accommodation comprising: Entrance Porch, Hallway with pantry/ storage, Kitchen, Utility area with door giving access to side, Sitting Room, Dining Room and Conservatory. To the first floor: Three Bedrooms, Bedroom 2 having built in wardrobes and overlooking rear and a Family Bathroom.

Outside: To the front is a foregarden and ample parking via a large driveway and detached single Garage. The rear of the property is of particular note and has a good size rear patio, leading onto a large established garden with various trees, shrubs and bushes, part covered storage, shed and further outbuilding. Pedestrian to the far end to the rear.

Kitchen - 4.3m x 2.7m (14'1" x 8'10" max)

Utility Area - 2.8m x 1.6m (9'2" x 5'2")

Sitting Room - 4m x 4m (13'1" x 13'1")

Dining Room - 3.6m x 3.3m (11'9" x 10'9")

Conservatory - 3.4m x 2.3m (11'1" x 7'6")

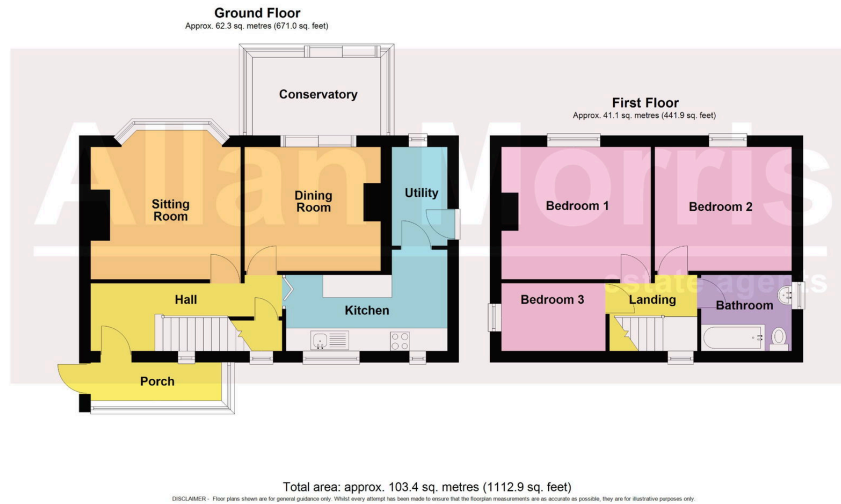
Bedroom 1 - 4m x 3.5m (13'1" x 11'5")

Bedroom 2 - 3.4m x 3.3m (11'1" x 10'9")

Bedroom 3 - 2.8m x 1.9m (9'2" x 6'2")

Bathroom - 2.4m x 2m (7'10" x 6'6")





- No Upward Chain
- Sought after location
- Further potential
- Council Tax Band D
- 3 bedroom detached family home
- Local primary school
- Large rear garden

