



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

2 Summer Bank, New Inn Lane, Shrawley, Worcestershire. WR6 6TE

Offers In Region Of £325,000

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A two bedroom detached house, situated on a no through quiet road within the sought after area of Shrawley and within close by walking distance to the Shrawley woods. The house also offers easy access to local schooling, a great pub and Worcester City with the additional facility of a nearby main bus route.

Accommodation briefly comprises: Entrance via stable door into Breakfast/Dining Room with tiled floor, Kitchen with velux skylights and Sandyford aga, stairs down to inner Hall with door to side and rear, with under stairs storage, Sitting Room with beamwork, feature fireplace and double doors to the rear garden, downstairs Bathroom and Bedroom 1/Reception Room. To the first floor is a further Bedroom and separate W.C.

Outside: The property is approached via a gated entrance leading to a gravelled drive, large double Garaging/Workshop with good eaves storage, power and lighting, together with an adjacent Carport. There is a garden area to the front and side with various seating/patio areas. Continuing to the rear, there is a good size lawned garden and storage.

Breakfast Room / Dining Room - 3.33m x 2.46m (10'11" x 8'1")

Kitchen - 4.27m x 3.33m (14'0" x 10'11")

Sitting Room - 4.55m x 2.67m (14'11" x 8'9")

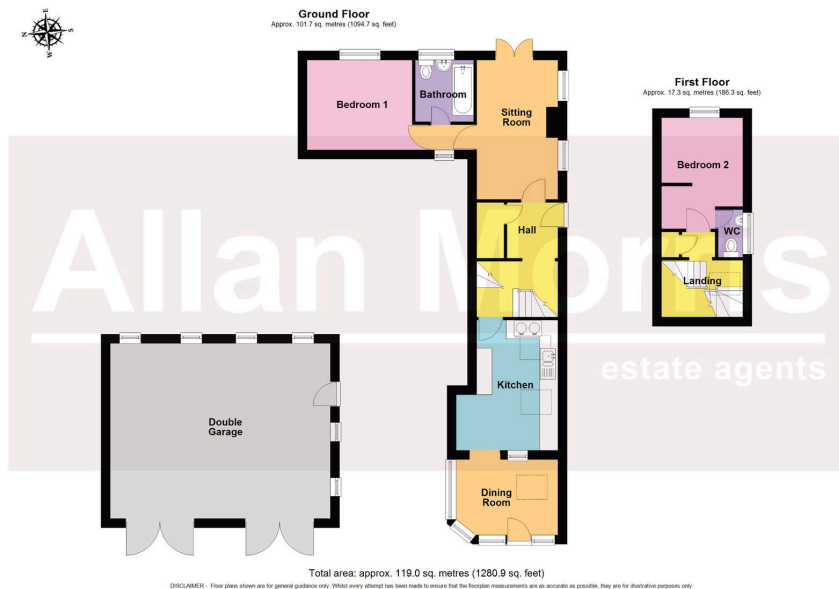
Downstairs Bathroom - 2.01m x 1.91m (6'7" x 6'3")

Downstairs Bedroom 1 or Reception - 3.43m x 2.95m (11'3" x 9'8")

Bedroom 2 - 3.63m x 2.67m (11'11" x 8'9")

Double Garage/Workshop - 7.19m x 5.74m (23'7" x 18'10")





- NO ONWARD CHAIN
- In need of updating throughout
- Sought after location
- Further potential
- Council Tax Band: D
- 2 Bedroom detached house
- Some character features
- Garaging/Workshop
- Parking

