



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

11 The Drive, Powick, Worcester. WR2 4SA

Guide Price £435,000

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*** NO ONWARD CHAIN*** An extended traditional semi detached family home, offering spacious and very well presented accommodation, with a large private rear garden, off road parking and Garage. Situated in this popular and sought after village location, providing easy access to local Primary School, Malvern, Worcester, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Cloakroom, Lounge Dining Room, Kitchen Breakfast Room, Utility, four well proportioned Bedrooms (Main Bedroom having an En-Suite Shower Room) and Family Bathroom.

Outside: To the front of the property is a lawned foregarden, driveway providing off road parking, in turn accessing the front door, single Garage (with electric roller door, power and light, rear courtesy door) and gated side/rear pedestrian access. To the rear of the property is a large predominantly lawned garden, with paved patio area, enjoying a high degree of privacy, outside cold water tap and outside courtesy light.

Kitchen - 5.9m x 2.92m (19'4" x 9'6")

Dining Room - 2.92m x 2.55m (9'6" x 8'4")

Living Room - 3.67m x 3.65m (12'0" x 11'11")

Bedroom 1 - 7.05m x 3.76m (23'1" x 12'4")

En-suite - 2.59m x 1.82m (8'5" x 5'11")

Bedroom 2 - 2.93m x 2.91m (9'7" x 9'6")

Bedroom 3 - 3.66m x 2.91m (12'0" x 9'6")

Bedroom 4 - 2.72m x 2.29m (8'11" x 7'6")

Bathroom - 2.1m x 2m (6'10" x 6'6")

Garage - 4.96m x 2.59m (16'3" x 8'5")





Total area: approx. 131.1 sq. metres (1411.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



- NO ONWARD CHAIN
- Popular village location
- Spacious and very well presented accommodation
- Large private rear garden
- Driveway and Garage
- Viewing highly recommended
- UPVC double glazing & gas central heating
- Council Tax Band: C

