



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

16 Ronkswood Hill, Worcester. WR4 9EP

Guide Price £275,000

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A traditional semi detached family home, offering well presented and well proportioned accommodation, situated in this convenient residential area, with easy access to the city centre, national road and rail networks.

Accommodation briefly comprises: Entrance Porch, Reception Hall, Lounge, Dining Room, Kitchen Breakfast Room, three Bedrooms and Family Bathroom.

Outside: To the front of the property is a mono blocked frontage providing off road parking for 2 cars, with shrub border, in turn accessing the front door and a gated side/rear pedestrian access.

To the rear of the property is an enclosed garden, enjoying a high degree of privacy and split into 2 levels, the lower level having a paved patio with shrub borders, steps leading up to a lawned area, again with shrub borders, wooden garden shed and greenhouse. In addition, to the rear of the garden is a service road, leading to an additional parking area at the rear of the garden.

Lounge: - 4.11m x 3.02m (13'6" maximum x 9'11")

Dining Room: - 3.51m x 3.02m (11'6" x 9'11")

Kitchen Breakfast Room: - 5.03m x 4.72m (16'6" x 15'6")

Bedroom 1: - 3.51m x 3.02m (11'6" x 9'11")

Bedroom 2: - 4.14m x 3.02m (13'7" maximum x 9'11")

Bedroom 3: - 2.13m x 1.91m (7'0" x 6'3")

Family Bathroom: - 2.29m x 1.91m (7'6" x 6'3")





- Traditional semi detached family home
- Off road parking for 2 cars
- Viewing recommended
- Council Tax Band: B
- Gas central heating & UPVC double glazing
- Quiet and convenient residential area
- Private mature garden enjoying a southerly aspect

