



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

23a Whitmore Road, Worcester. WR2 5EL

Offers Over £300,000

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***** NO ONWARD CHAIN ***** A modern three double bedroom detached family home, offering well proportioned and well presented accommodation, situated in a quiet cul-de-sac location, enjoying a private southerly aspect and off road parking.

Accommodation briefly comprises: Reception Hall, Lounge, Kitchen/ Dining/Family Room, Cloakroom, three double Bedrooms (main En-Suite) and Family Bathroom.

Outside: To the front of the property is a mono blocked frontage, providing off road parking for 2/3 cars, in turn leading to the front door.

To the rear of the property there is an enclosed private garden, with patio area and gravelled seating area, enjoying a private southerly aspect.

LOCATION: Situated in this popular and sought after residential area of the city, location provides easy access to the heart of St. John's, local schooling, Worcester City centre, national road and rail networks.

Kitchen/Dining Room - 5.77m x 4.01m (18'11" max x 13'2")

Lounge - 4.5m x 3.94m (14'9" x 12'11")

Bedroom 1 - 4.06m x 4.01m (13'4" x 13'2")

En-suite - 1.5m x 2.11m (4'11" x 6'11")

Bedroom 2 - 3.84m x 2.51m (12'7" x 8'3")

Bedroom 3 - 3.76m x 2.44m (12'4" x 8'0")

Bathroom - 2.06m x 1.93m (6'9" x 6'4")





- Modern 3 double bedroom detached family home
- Gas central heating & UPVC double glazing
- Quiet cul-de-sac location
- Council Tax Band: D
- NO ONWARD CHAIN
- Off road parking for 2/3 cars
- Popular residential area
- EPC Rating: C

