



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

8 Burtree Avenue, Worcester. WR4 0NQ
£350,000

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A modern and well presented 3/4 bedroom detached family home, situated in the popular Warndon Villages area of Worcester.

Accommodation briefly comprises: Entrance Hall, open-plan Living Room/Dining Room, Kitchen, Utility, downstairs Cloakroom and Study/Bedroom 4. On the first floor: Master Bedroom with Dressing Area and En-Suite Shower Room, two further Bedrooms and Family Bathroom.

Outside: To the front is private driveway. To the rear is enclosed private garden.

LOCATION:

The property is located in the popular Warndon Villages development, offering easy access to major transport links. Within easy reach is the Worcestershire Royal Hospital, Tesco Supermarket and a parade of Convenience shops and other amenities. The property also falls into a popular school catchment.

Living Room: - 4.55m x 3.02m (14'11" x 9'11")

Dining Room: - 4.14m x 2.26m (13'7" maximum x 7'5")

Kitchen: - 3.33m x 2.79m (10'11" x 9'2")

Utility Room: - 1.57m x 0.91m (5'2" x 3'0")

Study / Bedroom 4: - 5.41m x 2.69m (17'9" x 8'10")

Bedroom 1: - 3.28m x 3.02m (10'9" x 9'11")

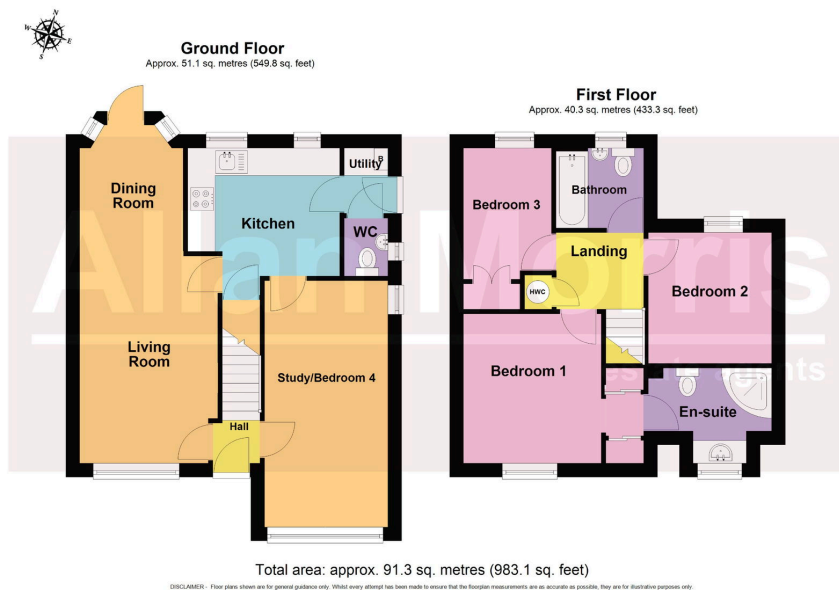
En-Suite: - 2.69m x 2.08m (8'10" x 6'10" maximum)

Bedroom 2: - 2.95m x 2.62m (9'8" x 8'7")

Bedroom 3: - 2.87m x 1.93m (9'5" maximum x 6'4")

Bathroom: - 1.93m x 1.75m (6'4" x 5'9")





- 3/4 Bedroom detached family home
- En-Suite Shower Room
- Private driveway
- Popular location
- Open-plan Living Room/ Dining Room
- Flexible downstairs Bedroom/Study
- Enclosed rear garden
- Council Tax Band: D

