



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

28 Barbel Crescent, St. Peter's, Worcester. WR5 3QU

Offers In Region Of £365,000

3 2 2



A beautifully presented three bedroom detached house, situated within this sought after area, within easy reach of Worcester City and major transport links.

**Accommodation:** Entrance Hall with downstairs W.C., Sitting Room with window to front elevation and feature living flame electric fire, double doors to Dining Room (with door to Kitchen), Conservatory, modern Kitchen fitted with oven, hob and dishwasher, Utility with fitted units to include display cabinets, plumbing for washing machine and tumble dryer, door to rear and door to Garage. On the first floor: Master Bedroom with built-in wardrobes, En-Suite Shower Room, Bedroom 2 with wardrobes/storage, Bedroom 3 and Family Bathroom.

**Outside:** Ample parking, Garaging and side gated access to the rear, with patio area onto a beautifully landscaped garden.

**Sitting Room:** - 4.6m x 3.4m (15'1" x 11'1")

**Dining Room:** - 3m x 2.7m (9'10" x 8'10")

**Conservatory:** - 5.5m x 1.9m (18'0" x 6'2")

**Kitchen:** - 3.6m x 3.4m (11'9" x 11'1")

**Utility Room:** - 2.7m x 1.5m (8'10" x 4'11")

**Bedroom 1:** - 3.4m x 3.3m (11'1" x 10'9")

**En-Suite:** - 1.9m x 1.6m (6'2" x 5'2")

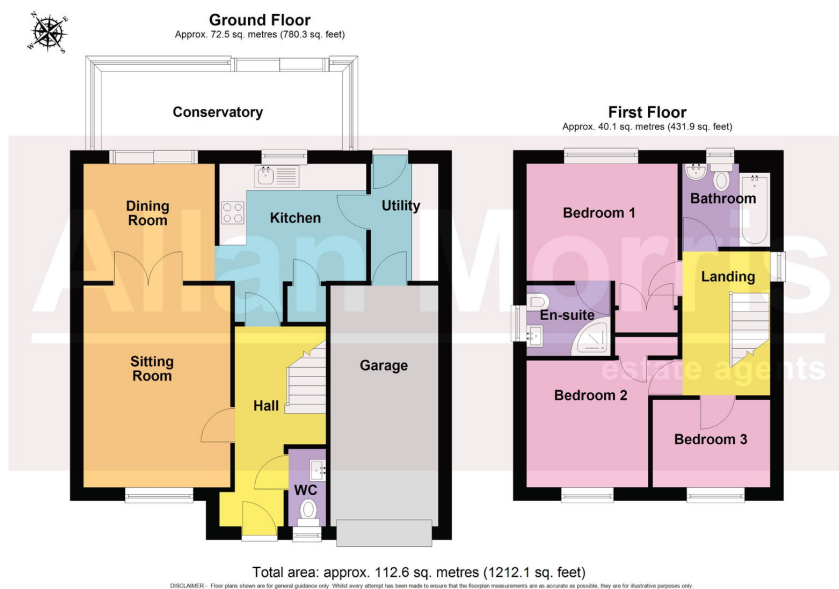
**Bedroom 2:** - 3.4m x 2.9m (11'1" x 9'6")

**Bedroom 3:** - 2.6m x 2m (8'6" x 6'6")

**Bathroom:** - 1.9m x 1.9m (6'2" x 6'2")

**Garage:** - 5.5m x 2.5m (18'0" x 8'2")





- Immaculately presented
- Large Conservatory
- Parking and Garaging
- Council Tax Band: D
- 3 Bedroom detached house
- Master Bedroom with En-Suite
- Very pleasant rear garden

