



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

The Five Gables, Lower Ferry Lane, Callow End, Worcester. WR2 4UN

Guide Price £625,000

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A modern individual detached family home, offering spacious, versatile and well proportioned accommodation. Situated in an elevated position on the edge of Callow End, a popular and sought after village to the South West of Worcester. The location provides easy access to Worcester, Malvern, national road and rail networks.

Accommodation comprising: Reception Hall, Lounge (with balcony/veranda off), Conservatory, Dining Room, Kitchen, Utility Room, Cloakroom, three generous double Bedrooms (Main Bedroom having an En-Suite Bathroom) and a Family Bath/Shower Room.

Outside: To the front of the property is a raised lawned foregarden, with mature shrub borders, mono bloc driveway providing off road parking for 3/4 cars, giving access to a large double Garage (with up and over door, power and light). Steps lead up to front door and gated side/rear garden pedestrian access. To the rear is a large mature lawned garden, with shrub beds and borders, paved patio area, outside courtesy lights, cold water tap and enjoys a high degree of privacy and a wooden garden shed.

Lounge - 6.02m x 4.74m (19'9" x 15'6")

Dining Room - 3.68m x 4.52m (12'0" x 14'9")

Kitchen/Breakfast Room - 3.32m x 4.52m (10'10" x 14'9")

Utility - 2.17m x 2.45m (7'1" x 8'0")

Conservatory - 4.52m x 3.31m (14'9" x 10'10")

Bedroom 1 - 6.26m x 4.74m (20'6" x 15'6")

En-suite - 2.34m x 1.69m (7'8" x 5'6")

Bedroom 2 - 3.68m x 4.44m (12'0" x 14'6")

Bedroom 3 - 4.45m x 3.6m (14'7" x 11'9")

Bathroom - 2.34m x 2.86m (7'8" x 9'4")

Garage - 7.74m x 4.74m (25'4" x 15'6")





- NO ONWARD CHAIN
- Individual detached family home
- Spacious, versatile & superbly maintained
- Gas central heating & double glazing
- Balcony/veranda accessed via Lounge
- Large private mature garden
- Private westerly rear aspect
- Viewing highly recommended
- Council Tax Band: E

