



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# 1 Grove Cottages, Bromyard Road, St. John's, Worcester. WR2 5ET

Offers In Region Of £350,000

 4  1  3



A well presented characterful four bedroom end terrace property, situated within this sought after area of St. John's.

Accommodation comprising: Entrance Hall, Study/Playroom/Snug, Kitchen with flagstone flooring and Belfast style sink, Dining Room with double doors opening out to garden and cast iron fireplace, Sitting Room with woodburner. On the first floor: Bedroom 1 with walk-in closet, three further Bedrooms and a Family Shower Room.

Outside: Ample off road parking behind gated access, leading to a side and rear garden, with additional outside Home Gym/Office.

**LOCATION:** The property is situated within the popular area of St. John's, offering local amenities, schooling and easy access into Worcester City and major transport links.

**Kitchen** - 4.5m x 3.1m (14'9" x 10'2")

**Study/Playroom/Snug** - 4.5m x 2.2m (14'9" x 7'2")

**Dining Room** - 5.6m x 4m (18'4" x 13'1")

**Sitting Room** - 5.6m x 3.9m (18'4" x 12'9")

**Bedroom 1** - 4.1m x 3.4m (13'5" x 11'1")

**Bedroom 2** - 3.9m x 2.9m (12'9" x 9'6")

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

**Bedroom 4** - 2.8m x 2.6m (9'2" x 8'6")

**Shower Room** - 2.3m x 1.7m (7'6" x 5'6")

**Home Gym/Office** - 4.1m x 2.7m (13'5" x 8'10")

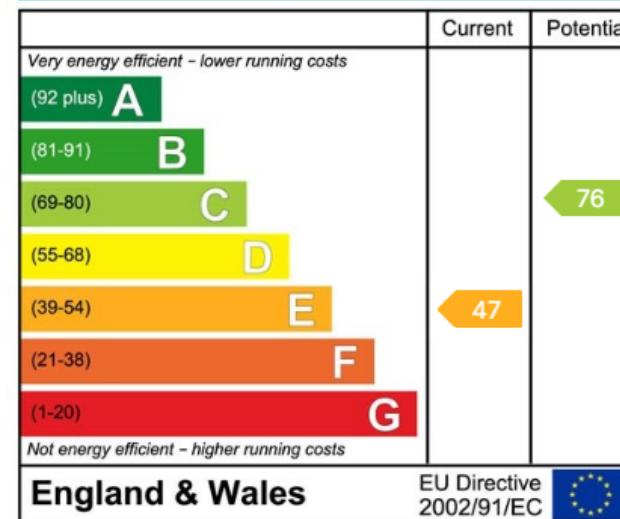




- 4 bedroom end terrace property
- Log burner
- Mature garden
- Council Tax Band D
- Period features
- Off road parking
- Additional Home Gym/Office



### Energy Efficiency Rating



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