



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



# Wrexham Villa, 46 Boughton Street, St. John's, Worcester. WR2 4HE

Offers In Region Of £450,000

3 1 2





A well maintained spacious three bedroom period property, situated within this sought after area of St. John's.

Accommodation briefly comprises: Pillars Entrance into Hall, Sitting Room with built-in storage, open fire and picture rail, Dining Room with stripped flooring, open fireplace, coving and picture rail, Kitchen/Breakfast Room with granite work surfaces over and vaulted ceiling, Cellar and door to courtyard. On the first floor: 1 Bedroom and large Family Bathroom. On the second Floor: 2 Bedrooms, one with useful sink.

Outside: Parking, Garage/store and garden.

#### LOCATION:

Situated within St. John's, with excellent local schooling, amenities and access to Worcester city.

**Sitting Room:** - 3.9m x 3.8m (12'9" x 12'5")

**Dining Room:** - 3.9m x 3.6m (12'9" x 11'9")

**Kitchen / Breakfast Room:** - 6.6m x 4.2m (21'7" x 13'9")

**Cellar Areas:** - 3.9m x 3.4m (12'9" x 11'1") and 3.9m x 3.8m (12'9" x 12'5")

**Bedroom 1:** - 3.8m x 3.6m (12'5" x 11'9")

**Bedroom 2:** - 3.9m x 3.8m (12'9" x 12'5")

**Bedroom 3:** - 3.9m x 3.5m (12'9" x 11'5")

**Family Bathroom:** - 3.9m x 3.5m (12'9" x 11'5")

**Garage / Store:** - 5.3m x 3.9m (17'4" x 12'9")





- Grade II Listed semi detached property
- Large well equipped Kitchen with vaulted ceiling
- Sitting Room to front with cast iron fireplace
- Large frontage, electrically operated gates
- Garden to front & courtyard to rear
- 3 Double Bedrooms
- Many characterful features
- Useful tanked Cellar with 2 separate rooms
- Garage/Workshop with spacious eaves storage
- Council Tax Band: D

