



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



5 Coronation Avenue, Rushwick, Worcester. WR2 5TF

Guide Price £350,000

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An extended traditional semi detached family home, offering superbly presented and well proportioned accommodation, in a quiet cul-de-sac location on the edge of this popular village, to the West of Worcester.

Accommodation briefly comprises: Entrance Porch, Reception Hall, Lounge, Kitchen Dining Family Room, Utility/Cloakroom, three Bedrooms, Family Bathroom and Home Office/Summer House.

Outside: To the front of the property is a tarmac driveway providing off road parking, with an additional gravelled area providing further parking, leading to the front door and double gated side/rear vehicular access to the rear garden and Garage Workshop.

To the rear of the property is an enclosed private predominantly lawned garden, with raised shrub beds, paved patio area, detached timber Garage/Workshop (with power and light), a further gravelled/ wooden decked seating area, with timber Home Office/Summer House (with power and light), wooden garden shed, log store. Outside cold water tap and outside courtesy light.

**Lounge:** - 4.57m x 3.51m (15'0" x 11'6" max 10'7" min)

**Kitchen Dining Family Room:** - ('L' Shaped) 7.16m x 5.94m (23'6" x 19'6")

**Utility / Cloakroom:** - 2.74m x 1.32m (9'0" x 4'4")

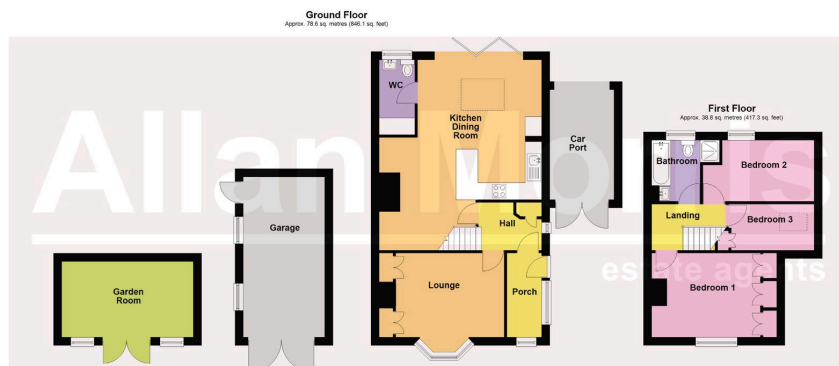
**Bedroom 1:** - 3.91m x 3.12m (12'10" x 10'3")

**Bedroom 2:** - 3.4m x 2.29m (11'2" x 7'6")

**Bedroom 3:** - 2.95m x 1.73m (9'8" x 5'8")

**Bathroom:** - ('L' Shaped) 2.49m x 2.29m (8'2" x 7'6")





- Extended traditional semi detached family home
- Gas central heating and double glazing
- Off road parking and Garage
- Quiet cul-de-sac location
- Popular village location
- Viewing highly recommended
- Generous private mature garden with Summer House/ Home Office
- Council Tax Band: B

