



**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")



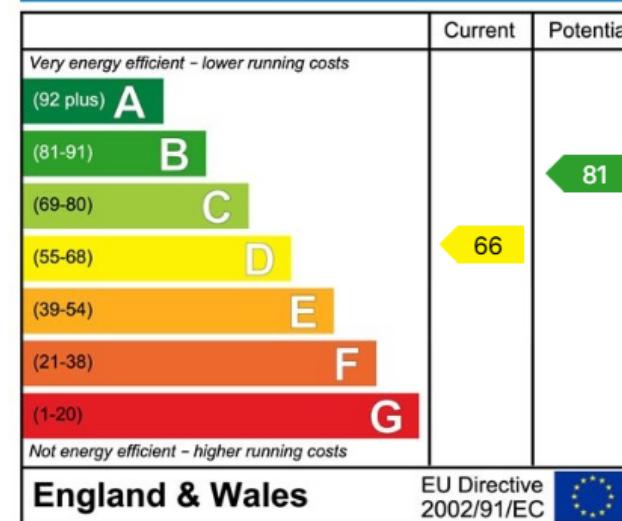


Total area: approx. 117.4 sq. metres (1263.3 sq. feet)  
 DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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

### Energy Efficiency Rating



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