



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

'City Vista', 53a Bromwich Road, St. John's, Worcester. WR2 4AD

Offers Over £475,000

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A most unique and contemporary three bedroom detached single level dwelling, enjoying stunning views towards Worcester Cathedral and the city centre. The property benefits from off road parking and private garden, situated to the West of Worcester City.

Accommodation briefly comprises: Spacious open-plan Kitchen/ Diner and Living Room, Inner Hall, Master Bedroom with En-Suite Shower Room, two further Bedrooms and Bathroom.

Outside: Accessed via double opening gates is private driveway and enclosed garden, largely laid to lawn, with patio seating area enjoying most pleasant outlook.

LOCATION:

The property is located to the West of Worcester City, providing easy access to St. John's, offering a wide range of amenities and also to the city centre itself. The property further benefits from popular school catchment and provides easy access to motorway and rail links for commuters.

Living Room: - 8.46m x 4.22m (27'9" x 13'10")

Kitchen / Diner: - 6.93m x 5.36m (22'9" x 17'7")

Bedroom 1: - 4.27m x 3.66m (14'0" x 12'0")

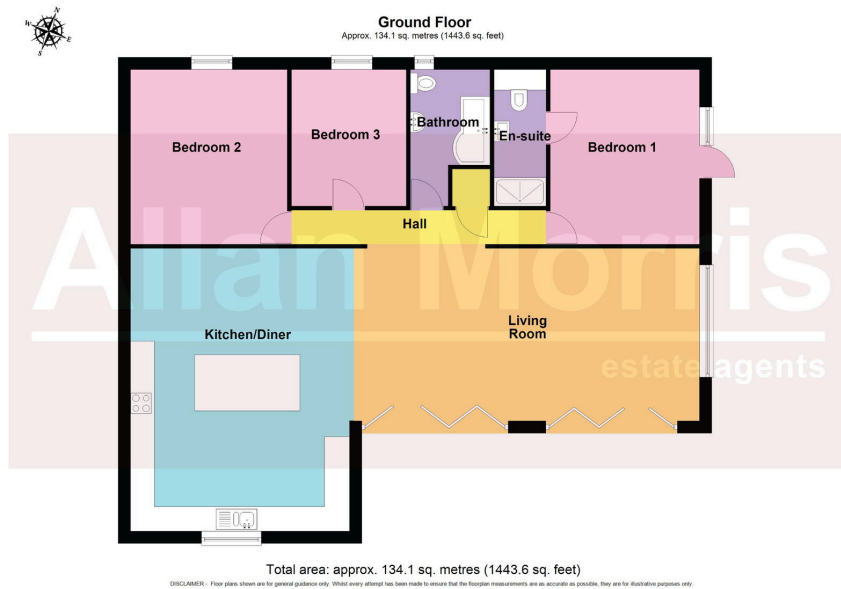
En-Suite: - 3.35m x 1.27m (11'0" x 4'2")

Bedroom 2: - 4.27m x 3.84m (14'0" x 12'7")

Bedroom 3: - 3.35m x 2.82m (11'0" x 9'3")

Bathroom: - 2.34m x 1.96m (7'8" x 6'5")





- Detached contemporary home
- 3 Bedrooms
- Spacious open-plan living accommodation
- Excellent EPC rating
- NO ONWARD CHAIN
- Single floor living
- 2 Bathrooms
- Stunning views
- Driveway & garden
- Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	