



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

4 Yarrow Close, St. Peter's, Worcester. WR5 3SS

Offers Over £270,000

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**** NO ONWARD CHAIN **** A modern three bedroom semi detached family home, having been recently redecorated throughout, with a refitted Kitchen and Bathroom, offering immaculately presented and well proportioned accommodation, with an allocated off road parking space, single garage and private mature garden. Situated in a quiet cul-de-sac in this popular and sought after residential area of Worcester, with easy access to the city centre, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge Dining Room, Kitchen (refitted), Cloakroom, three Bedrooms and Family Bathroom (refitted).

Outside: To the front and side of the property is a lawned foregarden, with shrub border and paved pathway leading to the front door. To the side of the property is a private allocated car parking space and a single En-bloc Garage (with new up and over door, power and light. Scope for a Home Office).

To the rear of the property is an enclosed private garden, predominantly laid to lawn with paved patio area and a gated side/ pedestrian access.

Agents Note: We believe that the EPC (Energy Performance Certificate) will/may have improved due to the new boiler and Aquair S10 water to air heat exchanger June 2023.

Kitchen - 2.97m x 2.64m (9'8" x 8'7")

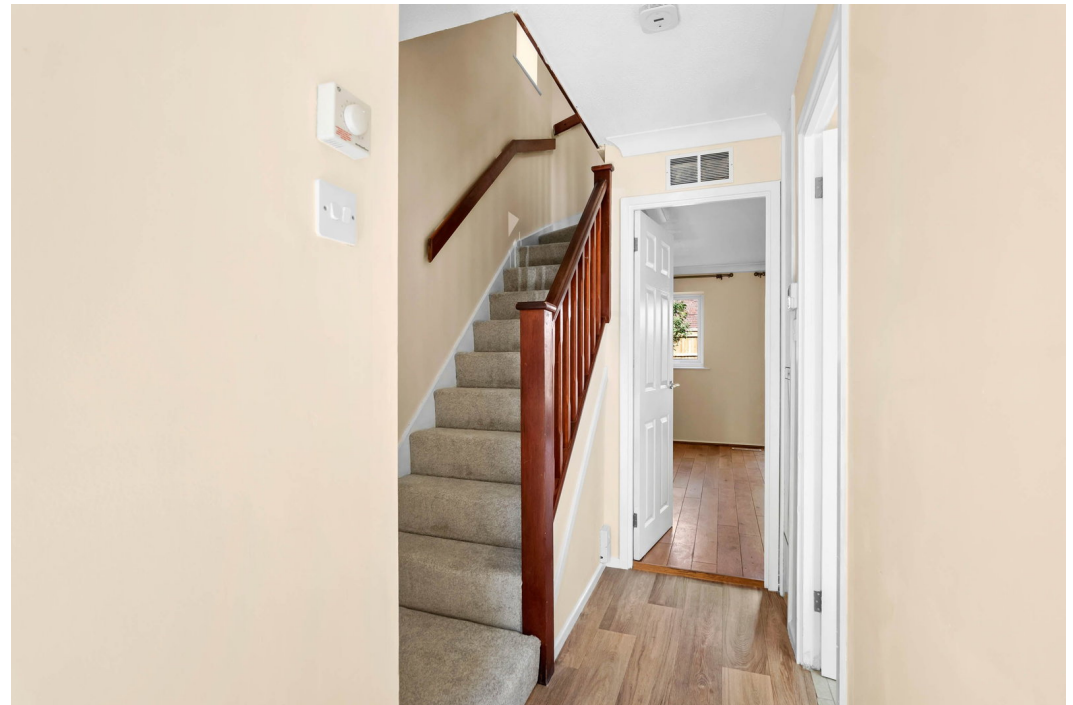
Lounge Dining Room - 4.12m x 4.46m (13'6" x 14'7")

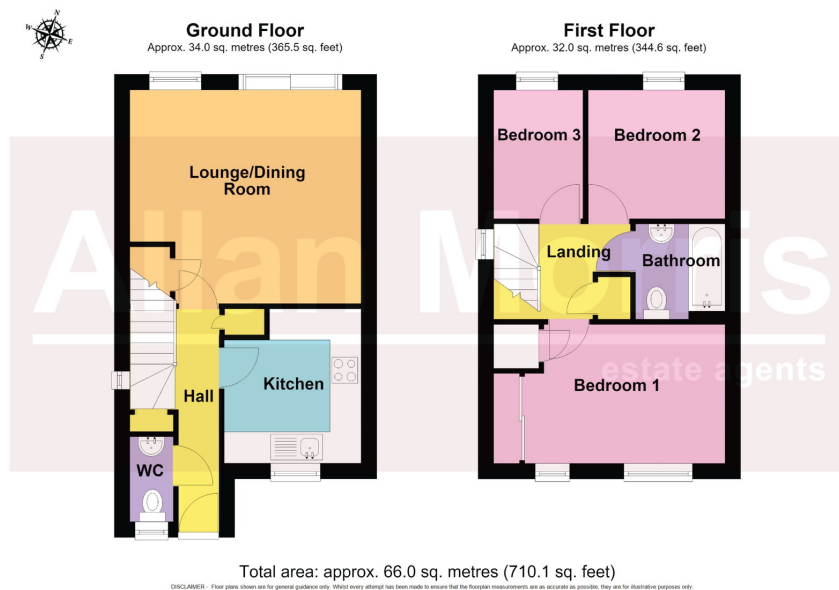
Bedroom 1 - 2.68m x 4.46m (8'9" x 14'7")

Bedroom 2 - 2.48m x 2.64m (8'1" x 8'7")

Bedroom 3 - 2.48m x 1.72m (8'1" x 5'7")

Bathroom - 1.83m x 1.72m (6'0" x 5'7")





- Modern semi detached family home
- Recently redecorated throughout
- Quiet cul-de-sac location
- Single Garage offering scope for home office
- NO ONWARD CHAIN
- Refitted Kitchen & Bathroom
- UPVC double glazing
- Warm air central heating (new boiler/heat exchanger fitted & serviced annually)
- Council Tax Band: C

