



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

92 Blackpole Road, Worcester. WR4 9ST

Guide Price £325,000

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A period renovated, extended three double bedroom semi detached family home, offering immaculately presented and spacious accommodation with off road parking and a large private garden. Situated in a popular residential area of Worcester, with easy access to the City centre and national road and rail networks.

Briefly comprising: Reception Hall, Lounge, re-fitted Kitchen, Family/ Dining Room, three double Bedrooms and a re-fitted Bathroom.

Outside: To the front of the property is a driveway/off road parking space, leading to the front door and a gated side/rear access with outside courtesy light.

To the rear of the property is a large lawned garden in excess of 100ft, with a paved patio area, brick storage shed, enjoying a high degree of privacy.

Kitchen - 3.75m x 3.44m (12'3" x 11'3")

Lounge - 3.49m x 4.69m (11'5" x 15'4")

Family/Dining Room - 4.31m x 3.44m (14'1" x 11'3")

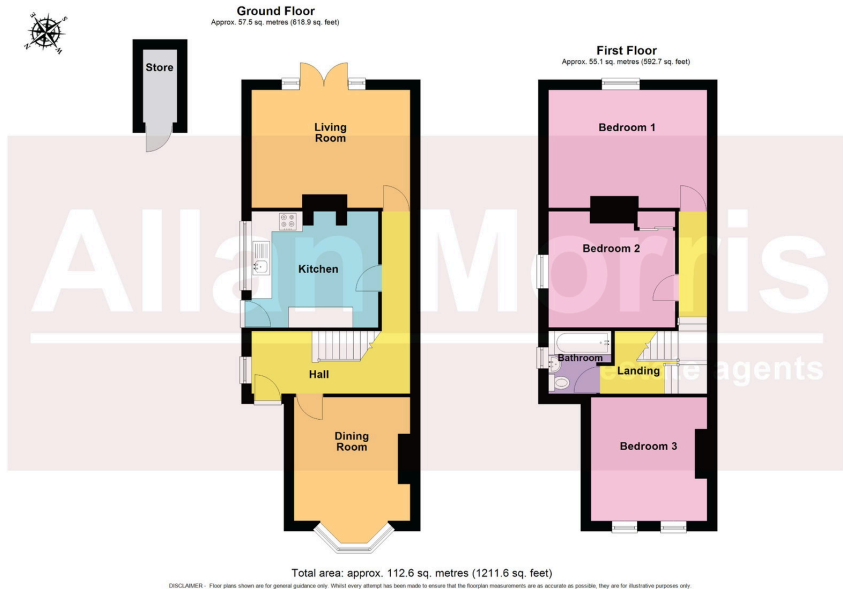
Bedroom 1 - 3.49m x 4.69m (11'5" x 15'4")

Bedroom 2 - 3.43m x 3.75m (11'3" x 12'3")

Bedroom 3 - 3.66m x 3.44m (12'0" x 11'3")

Bathroom - 2m x 1.86m (6'6" x 6'1")





- No Onward Chain
- Gas central heating and UPVC double glazing
- Re-fitted Kitchen & bathroom
- Off road parking
- Viewing highly recommended
- A period extended semi detached family home
- Renovated throughout
- Large private garden in excess of 100ft
- Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	