



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

30 Berkeley Close, Whittington, Worcester. WR5 2RF

£315,000

3 1 1



***** NO ONWARD CHAIN ***** A traditional end terraced family home, offering immaculately presented and well proportioned accommodation, having been recently refurbished throughout. Situated in a cul-de-sac location, in this popular village of Whittington to the East of Worcester. The location provides easy access to Worcester City centre, local schooling, national road and rail networks.

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

Outside: To the front of the property is a driveway providing off road parking, in turn leading to the front door and a gated side pedestrian access to the rear garden. To the rear of the property is a generous enclosed garden, predominately laid to lawn with shrub border and wooden garden shed, enjoying a south westerly aspect.

Lounge: - 6.45m x 3.28m (21'2" max 17'5" min x 10'9")

Kitchen Dining Room: - 5.28m x 4.17m (17'4" x 13'8")

Conservatory: - 6.15m x 2.01m (20'2" x 6'7")

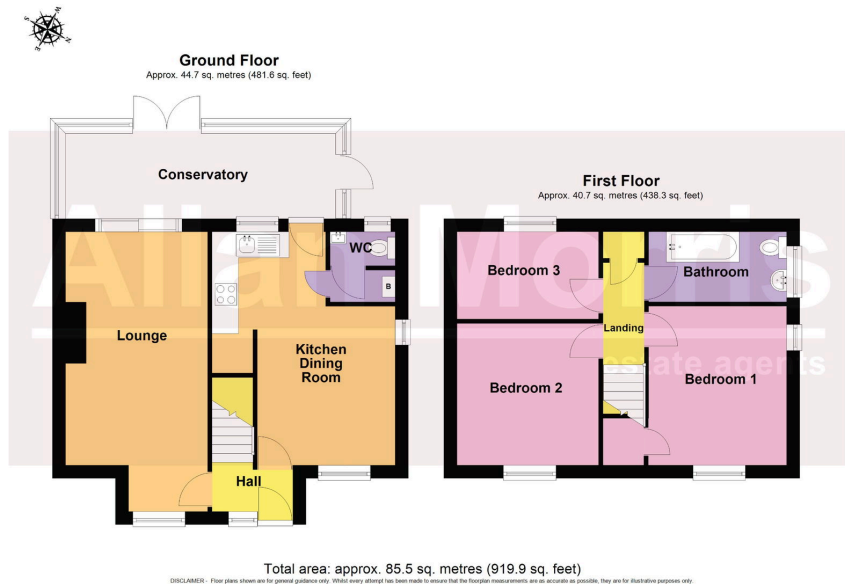
Bedroom 1: - 3.71m x 3.2m (12'2" x 10'6")

Bedroom 2: - 3.28m x 3.2m (10'9" x 10'6")

Bedroom 3: - 3.3m x 1.96m (10'10" x 6'5")

Bathroom: - 3.18m x 1.42m (10'5" x 4'8")





- Traditional end terrace home
- Recently refurbished throughout
- New boiler and heating system
- New UPVC double glazing
- Cul-de-sac location
- Private south westerly aspect
- NO ONWARD CHAIN
- Council Tax Band: B
- 2.43 KW Solar Panel System



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	53
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	