



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

19 Dorothy Crescent, Worcester. WR3 7DD

Guide Price £315,000

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A traditional semi detached family home, offering well proportioned and immaculately presented accommodation, with a mono blocked frontage providing off road parking and a private rear garden. Situated within this popular and sought after residential area of Worcester, the location providing easy access to the city centre, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Kitchen, W.C., three Bedrooms and a refitted Family Bathroom.

Outside: Mono blocked frontage, providing off road parking and a private rear garden, predominantly laid to lawn, with patio area and wooden garden shed.

AGENT'S NOTE:

The loft has been fully boarded and has a Velux window, providing a useful storage area.

Living Room: - 4.37m x 3.48m (14'4" x 11'5")

Dining Room: - 3.56m x 3.25m (11'8" x 10'8")

Kitchen: - 4.06m x 2.03m (13'4" x 6'8")

Bedroom 1: - 4.39m x 3.48m (14'5" x 11'5")

Bedroom 2: - 3.56m x 3.25m (11'8" x 10'8")

Bedroom 3: - 2.29m x 2.03m (7'6" x 6'8")

Bathroom: - 2.29m x 1.8m (7'6" x 5'11")



Ground Floor
Approx. 42.1 sq. metres (452.9 sq. feet)



First Floor
Approx. 39.9 sq. metres (429.1 sq. feet)



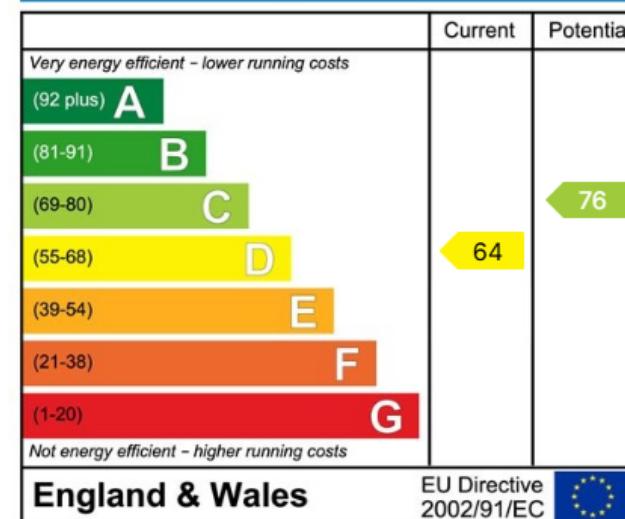
Total area: approx. 81.9 sq. metres (882.0 sq. feet)

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.

- Traditional semi detached family home
- Popular and sought after residential area
- Kitchen & refitted Bathroom
- Off road parking
- Private rear garden
- Viewing highly recommended
- Within the Northwick Manor Primary School catchment
- Council Tax Band: C



Energy Efficiency Rating



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