



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

14 Millbrook Close, Worcester. WR3 7BJ

Offers In Region Of £563,500

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A wonderful opportunity to acquire a four bedroom detached family home, situated within this sought after area of North Worcester, offering flexibility of space, ample parking, a very pleasant rear garden and easy access to local schooling, amenities, Worcester City and major transport links.

Accommodation comprising: Initial Porch, Entrance Hall with Karndean flooring, open plan Sitting Room/Dining Area, Conservatory with Karndean flooring and double doors to garden, Kitchen/Breakfast Room with bay window to front elevation, further side access, Snug/Office, downstairs Cloakroom and storage. To the first floor: Good size double Master Bedroom to the rear elevation overlooking garden, with built in wardrobes, En-Suite Bathroom, three further good size double Bedrooms and a Family Bathroom.

Outside: Ample parking via a block paved driveway with lawned area, garaging and access to the rear garden. The rear has a good size patio with pergola, access to garage and further established lawn with an additional patio/seating area to the far end.

Sitting Room/Dining Area - 7.6m x 3.5m (24'11" x 11'5")

Conservatory - 3.5m x 2.8m (11'5" x 9'2")

Kitchen/Breakfast Room - 4.8m x 3m (15'8" x 9'10")

Snug/Office - 4.09m x 2.54m (13'5" x 8'4")

Master Bedroom - 3.7m x 3.7m (12'1" x 12'1")

En-suite - 2.6m x 1.2m (8'6" x 3'11")

Bedroom 2 - 4.5m x 2.7m (14'9" x 8'10")

Bedroom 3 - 3.3m x 3.1m (10'9" x 10'2")

Bedroom 4 - 3m x 2.6m (9'10" x 8'6")

Bathroom - 2m x 1.7m (6'6" x 5'6")

Garage - 5m x 2.5m (16'4" x 8'2")





Ground Floor
Approx. 82.0 sq. metres (882.4 sq. feet)



Total area: approx. 139.8 sq. metres (1505.0 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.

- 4 bedroom detached house
- Sought after North Worcester location
- Master Bedroom with En-Suite
- Conservatory with pitched roof
- Ample parking & garaging
- Mature rear garden
- Council Tax Band F

