



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

33 Bramley Avenue, St. John's, Worcester. WR2 6DQ

Guide Price £400,000

3 2 1



****NO ONWARD CHAIN**** A three bedroom detached family home, offering spacious, immaculately presented and versatile accommodation, situated on a corner plot enjoying a high degree of privacy within this popular and sought after residential area of Worcester. The location provides easy access to good local schooling (within the Chantry High School catchment), the City centre, national road and rail networks.

Accommodation briefly comprising: Entrance Porch, Reception Hall, Lounge Dining Room, Kitchen Breakfast Room, Conservatory, a Jack & Jill Shower Room, ground floor Bedroom/Home Office and Utility Room. On the first floor: Two double Bedrooms (both having eaves storage space) and Family Bathroom.

Outside: To the front of the property is a mono-blocked frontage, providing an in-and-out driveway with off road parking for up to 5/6 cars, with a shrub/hedged border. In turn leading to the front door and a gated side/rear access. The side and rear of the property is mono-blocked, providing a useful vehicle storage area and leading through to the rear of the property, with a Summer House, greenhouse, wooden garden shed(s), outside courtesy lights and cold water tap, all enjoying a high degree of privacy.

Lounge: - 5.87m x 5.59m (19'3" x 18'4")

Kitchen / Dining Room: - 5.59m x 3.02m (18'4" x 9'11")

Conservatory: - 3.43m x 2.54m (11'3" x 8'4")

Bedroom 3: - 6.07m x 2.64m (19'11" x 8'8" maximum)

Shower Room: - 2.84m x 0.99m (9'4" x 3'3")

Bedroom 1: - 5.59m x 3.66m (18'4" x 12'0")

Bedroom 2: - 5.59m x 3.33m (18'4" x 10'11")

Bathroom: - 2.46m x 2.06m (8'1" maximum x 6'9")





- NO ONWARD CHAIN
- Corner plot
- Low maintenance private gardens
- Council Tax Band D
- A spacious, versatile and immaculately presented detached family home
- Gas central heating and Upvc double glazing
- Popular and sought after residential area
- Viewing highly recommended

