



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

13 St. Catherines Vale, Worcester. WR5 1EN

£235,000

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A beautifully presented extended two bedroom semi detached home, situated in a quiet cul-de-sac location, conveniently placed for access to Worcester city centre and motorway links.

Accommodation briefly comprises: Entrance Hall, open-plan Living Room/Dining Room, Kitchen, downstairs Cloakroom/Utility and Rear Hall. On the first floor: Two Bedrooms and Shower Room.

Outside: To the front is generous driveway. To the rear is low maintenance garden, offering a good degree of privacy.

LOCATION:

The property is located to the East of Worcester city, within a stones throw of a number of useful amenities, to include Tesco Express Mini Supermarket, Waitrose, Public House, a number of eateries and shops, as well as highly popular Primary School. It is also ideally placed for those either working in the city, or requiring access to the M5 motorway via Junction 7, or Worcestershire Parkway Railway Station.

Living Room: - 4.39m x 3.63m (14'5" x 11'11")

Dining Room: - 3.33m x 2.44m (10'11" x 8'0")

Kitchen: - 2.87m x 2.64m (9'5" x 8'8")

Bedroom 1: - 4.39m x 3.68m (14'5" x 12'1")

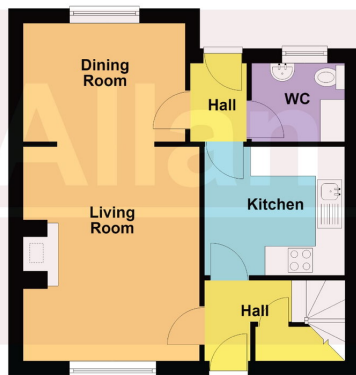
Bedroom 2: - 3.71m x 2.82m (12'2" x 9'3")

Shower Room: - 2.21m x 1.91m (7'3" x 6'3")

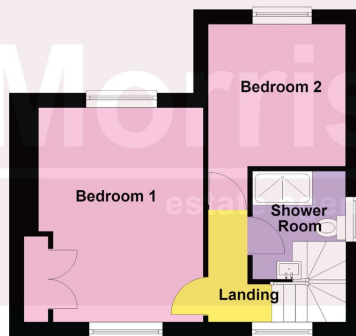




Ground Floor
Approx. 43.2 sq. metres (464.8 sq. feet)



First Floor
Approx. 34.0 sq. metres (365.4 sq. feet)



Total area: approx. 77.1 sq. metres (830.3 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.

- 2 Bedroom semi detached home
- Open-plan Living Room/ Dining Room
- Charming rear garden
- Immaculately presented accommodation
- Generous driveway
- Highly convenient location
- Council Tax Band: C

