



Allan Morris
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 **MAYFAIR**
OFFICE GROUP

42 Willowslea Road, Bevere, Worcester. WR3 7QP
£265,000

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A beautifully presented and much improved three bedroom mid terrace home, situated in a quiet and highly sought after location to the North of the city.

Accommodation briefly comprises: Entrance Porch, Living Room, extended Dining Room and modern Kitchen. On the first floor: Three Bedrooms and refitted modern Bathroom.

Outside: To the front is low maintenance foregarden. To the rear is delightful sunny enclosed paved rear garden. The property further benefits from single En-bloc Garage.

LOCATION:

The property is located in the popular Bevere area of Worcester, ideally placed for access back to Worcester City, as well as the close by countryside and motorway links. The area is particularly popular for the local schooling, which offers excellent Primary and Secondary options. The property is also located within a short walk of a bus stop, Fruit & Vegetable Shop, Convenience Store and and Public House.

Living Room: - 5.11m x 3.43m (16'9" x 11'3")

Dining Room: - 3.02m x 2.67m (9'11" x 8'9")

Kitchen: - 3.02m x 2.34m (9'11" x 7'8")

Snug: - 2.39m x 2.03m (7'10" x 6'8")

Bedroom 1: - 3.4m x 2.67m (11'2" x 8'9")

Bedroom 2: - 3.33m x 3.05m (10'11" x 10'0")

Bedroom 3: - 2.34m x 2.11m (7'8" x 6'11")

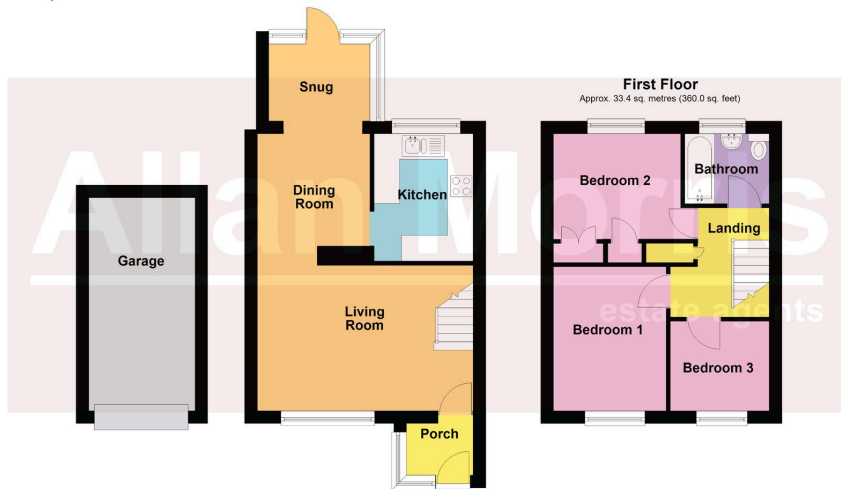
Bathroom: - 2.01m x 1.65m (6'7" x 5'5")

Garage: - 5.03m x 2.51m (16'6" x 8'3")





Ground Floor
Approx. 53.6 sq. metres (576.7 sq. feet)



Total area: approx. 87.0 sq. metres (936.7 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.

- Immaculate mid terrace property
- 3 Bedrooms
- Refitted Kitchen & Bathroom
- Extended ground floor
- En-bloc Garage
- Highly sought after location
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	