



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

38 Christine Avenue, Rushwick, Worcester. WR2 5SP  
£415,000

3 1 2



A wonderful opportunity to acquire a three bedroom detached family home, situated within this sought after area, offering local schooling, further potential and within easy reach of Worcester City and major transport links.

Accommodation comprising: Entrance Porch, Hallway with pantry/ storage, Kitchen, Utility area with door giving access to side, Sitting Room, Dining Room and Conservatory. To the first floor: Three Bedrooms, Bedroom 2 having built in wardrobes and overlooking rear and a Family Bathroom.

Outside: To the front is a foregarden and ample parking via a large driveway and detached single Garage. The rear of the property is of particular note and has a good size rear patio, leading onto a large established garden with various trees, shrubs and bushes, part covered storage, shed and further outbuilding. Pedestrian to the far end to the rear.

**Kitchen** - 4.3m x 2.7m (14'1" x 8'10" max)

**Utility Area** - 2.8m x 1.6m (9'2" x 5'2")

**Sitting Room** - 4m x 4m (13'1" x 13'1")

**Dining Room** - 3.6m x 3.3m (11'9" x 10'9")

**Conservatory** - 3.4m x 2.3m (11'1" x 7'6")

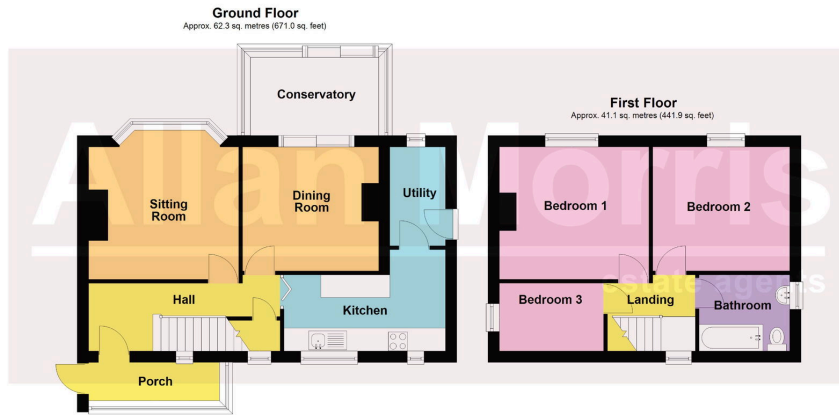
**Bedroom 1** - 4m x 3.5m (13'1" x 11'5")

**Bedroom 2** - 3.4m x 3.3m (11'1" x 10'9")

**Bedroom 3** - 2.8m x 1.9m (9'2" x 6'2")

**Bathroom** - 2.4m x 2m (7'10" x 6'6")





Total area: approx. 103.4 sq. metres (1112.9 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.



- No Upward Chain
- Sought after location
- Further potential
- Council Tax Band D
- 3 bedroom detached family home
- Local primary school
- Large rear garden

