



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

172 Wylde Lane, Worcester. WR5 1DN

Offers Over £300,000

3 2 1



A deceptively spacious three bedroom Town House improved by the current owners and situated in a highly convenient location, giving easy access to Worcester City centre.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom and spacious Utility Room. On the first floor: Refitted Kitchen/Diner and Living Room. On the second floor: Master Bedroom with En-Suite Shower Room, two further Bedrooms and Family Bathroom.

Outside: To the front the property benefits from off road parking and access into integral single Garage (also ideal for conversion if further accommodation is required). To the rear is delightful private garden, enjoying newly installed decked seating area and offering a great degree of privacy.

LOCATION:

The property is situated within walking distance of Worcester City centre, offering a wide range of amenities to include shops, cafes, restaurants and pub, as well as being well placed for local schooling and transport links to include Worcester Shrub Hill and Foregate Street Stations.

Utility Room: - 3.33m x 3.3m (10'11" x 10'10")

Garage: - 5.99m x 2.62m (19'8" x 8'7")

Kitchen / Diner: - 5.72m x 2.62m (18'9" x 8'7")

Living Room: - 4.52m x 3.61m (14'10" x 11'10")

Bedroom 1: - 3.96m x 3.61m (13'0" x 11'10")

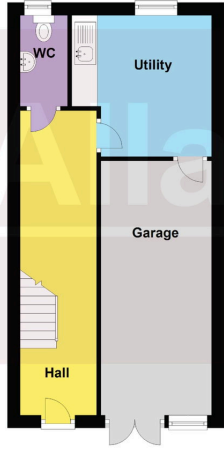
Bedroom 2: - 3.61m x 2.95m (11'10" x 9'8")

Bedroom 3: - 4.04m x 1.8m (13'3" x 5'11")

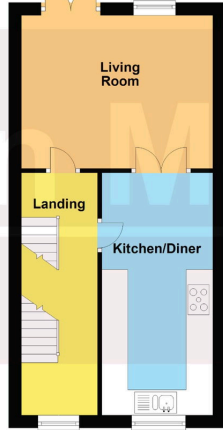




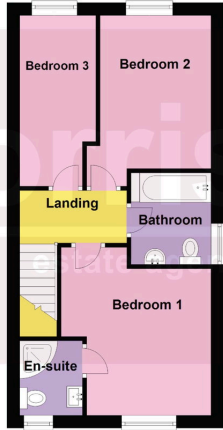
Ground Floor
Approx. 42.7 sq. metres (459.1 sq. feet)



First Floor
Approx. 42.7 sq. metres (459.1 sq. feet)



Second Floor
Approx. 42.8 sq. metres (460.8 sq. feet)



Total area: approx. 128.1 sq. metres (1379.0 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.

- Spacious Town House
- 3 Bedrooms
- Much improved by current owners
- Off road parking
- EV charger
- Garage
- Delightful private rear garden
- Easy access to Worcester City centre
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	