



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

26 Froxmere Road, Crowle, Worcestershire. WR7 4AN

Guide Price £350,000

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**\*\* NO ONWARD CHAIN \*\*** A wonderful opportunity to acquire a three bedroom semi detached family home, situated within the sought after village of Crowle, offering excellent local schooling, local amenities to include village shop and pub together with easy access into Worcester, national road and rail networks.

Accommodation briefly comprises: Reception Area, Dining Area, Kitchen, Sitting Room, Office/Snug and downstairs Utility/Cloakroom. On the first floor: Three Double Bedrooms and a generous Family Bathroom.

Outside: To the front of the property is a monoblocked driveway providing ample off road parking leading to the front door and a pedestrian side/rear access to the rear garden. To the rear of the property is a low maintenance gravelled/paved private garden enjoying a southerly aspect, ideal for entertaining. Wooden garden shed. Outside tap.

**Kitchen:** - 3m x 2.49m (9'10" x 8'2")

**Sitting Room:** - 4.32m x 3.45m (14'2" x 11'4")

**Dining Area:** - 6.27m x 3.45m (20'7" x 11'4" max 8'2"min)

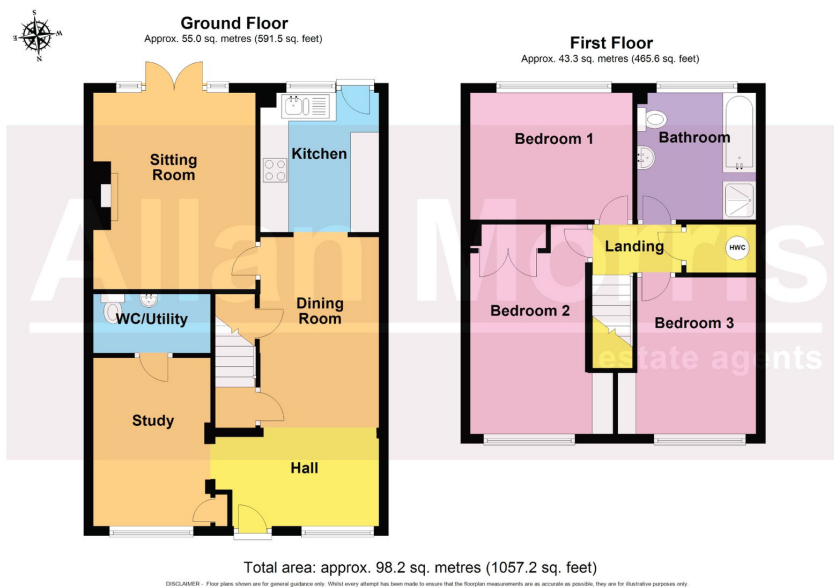
**Utility/Cloakroom.:** - 2.51m x 1.3m (8'3" x 4'3")

**Bedroom 1:** - 4.39m x 3.1m (14'5" x 10'2")

**Bedroom 2:** - 3.58m x 2.95m (11'9" x 9'8")

**Bedroom 3:** - 3.48m x 2.79m (11'5" x 9'2")

**Family Bathroom:** - 2.67m x 2.49m (8'9" x 8'2")



- NO ONWARD CHAIN
- Popular and sought after village location
- Oil central heating & double glazing
- Three Double Bedrooms
- Off road parking & private low maintenance garden
- Versatile accommodation
- Council Tax Band: C
- Southerly rear aspect
- Viewing highly recommended

