



**Allan Morris**  
estate agents  
**FOR SALE**  
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 **MAYFAIR**  
OFFICE GROUP

57 Kilbury Drive, Worcester. WR5 2NG

Guide Price £325,000

3 1 1



A spacious & extended family home, situated within walking distance to Nunnery Wood High School, Worcester Sixth Form College, amenities and easy access to transport links.

Accommodation briefly comprising: Entrance hall, downstairs Cloakroom, open plan Lounge & Dining Room, Kitchen, Study, Utility Room, Conservatory and Garage. To the first floor: Three Bedrooms and a Shower Room with separate W.C.

Outside: To the front of the property is a block paved driveway offering ample parking and foregarden. The rear of the property is of particular note, with a low maintenance tiered garden with mature hedge and shrub borders.

LOCATION: The property is situated in a convenient location, offering easy access to local primary, secondary and college schooling as well as access to major transport links including the M5 motorway, Worcester Parkway Station and back into Worcester City centre. The property is also within walking distance of Waitrose, Public House and Petrol Station.

**Lounge Diner - 7.39m x 3.38m (24'3" x 11'1")**

**Kitchen - 3.2m x 2.62m (10'6" x 8'7")**

**Study - 2.54m x 2.87m (8'4" x 9'5")**

**Conservatory - 3.18m x 3.28m (10'5" x 10'9")**

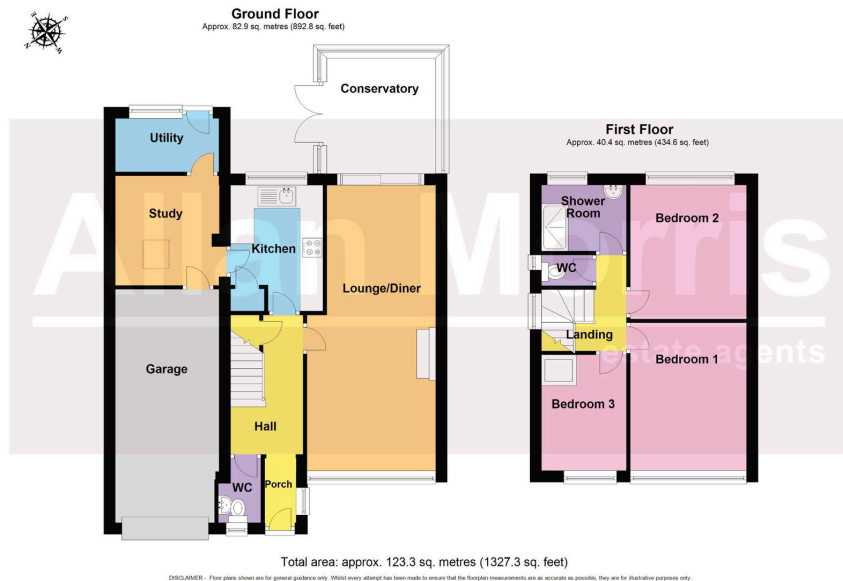
**Bedroom 1 - 3.89m x 3.12m (12'9" x 10'3")**

**Bedroom 2 - 3.12m x 3.45m (10'3" x 11'4")**

**Bedroom 3 - 3.12m x 2.21m (10'3" x 7'3")**

**Single Garage - 6.25m x 2.59m (20'6" x 8'6")**





- Detached extended property
- Home Office/Study
- Low maintenance garden
- Conservatory
- Garage
- Off road parking
- Close to schools
- Council Tax Band D

