



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Four Seasons, 315 Droitwich Road, Claines, Worcester. WR3 7SR

Offers Over £500,000

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An extended traditional detached family home, offering spacious, versatile and immaculately presented accommodation, with off road parking for up to 6 cars and a mature private rear garden enjoying a westerly aspect. Situated in a popular and sought after residential area of Worcester, the location provides easy access to the city centre, national road and rail networks.

Accommodation briefly comprises: Entrance Hall, Reception Hall, Lounge Dining Room, Conservatory/Garden Room, Kitchen, Utility Room, Cloakroom, three double Bedrooms (Main Bedroom with En-Suite Shower Room) and Family Bathroom.

Outside: To the front of the property is mono block frontage, providing off road parking for up to 6 cars, with a shrub border. In turn leading to the front door and a gated side/rear pedestrian access. Outside courtesy light.

To the rear of the property is an enclosed fenced/hedged garden, predominantly laid to lawn with shrub beds, ornamental fish pond, wooden garden shed, paved patio area, private westerly rear aspect and outside courtesy/security light.

Living Room: - 4.62m x 3.91m (15'2" x 12'10")

Dining Room: - 3.63m x 3.53m (11'11" x 11'7")

Kitchen: - 2.41m x 2.39m (7'11" x 7'10")

Conservatory: - 5.16m x 3.63m (16'11" x 11'11")

Family Room: - 3.91m x 2.21m (12'10" x 7'3")

Bedroom 1: - 4.62m x 3.86m (15'2" x 12'8")

Bedroom 2: - 3.61m x 3.51m (11'10" x 11'6")

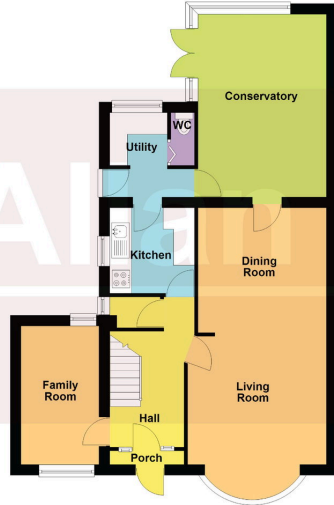
Bedroom 3: - 3.18m x 2.41m (10'5" x 7'11")

Bathroom: - 2.41m x 2.41m (7'11" x 7'11")





Ground Floor
Approx. 81.3 sq. metres (874.8 sq. feet)



First Floor
Approx. 49.7 sq. metres (528.1 sq. feet)



Total area: approx. 130.3 sq. metres (1403.0 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.

- Traditional extended detached family home
- Private westerly rear aspect
- Popular & sought after residential area
- Double glazing & central heating
- Council Tax Band: E
- Well proportioned, versatile & superbly presented
- Off road parking for up to 6 cars
- Convenient location
- Viewing highly recommended



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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	