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 **MAYFAIR**
OFFICE GROUP

33 Corfe Avenue, Worcester. WR4 0EB

Offers In Region Of £425,000

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A very well presented four bedroom detached family home, situated in the popular Warndon Villages area.

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

Outside: To the front is generous driveway providing parking for several vehicles, as well as access into single Garage. To the rear is delightful well tended enclosed garden, offering a good degree of privacy, largely laid to lawn with shrub border and with decked seating area.

LOCATION:

The property is located in the popular Warndon Villages development, offering easy access to major transport links, Worcestershire Royal Hospital, Tesco Supermarket and a parade of Convenience shops and eateries.

Living Room: - 4.22m x 4.06m (13'10" x 13'4")

Kitchen / Diner: - 6.48m x 2.9m (21'3" x 9'6")

Utility Room: - 2.11m x 1.55m (6'11" x 5'1")

Bedroom 1: - 4.22m x 3.51m (13'10" x 11'6" maximum)

En-Suite: - 2.13m x 1.55m (7'0" x 5'1")

Bedroom 2: - 3.45m x 2.9m (11'4" x 9'6")

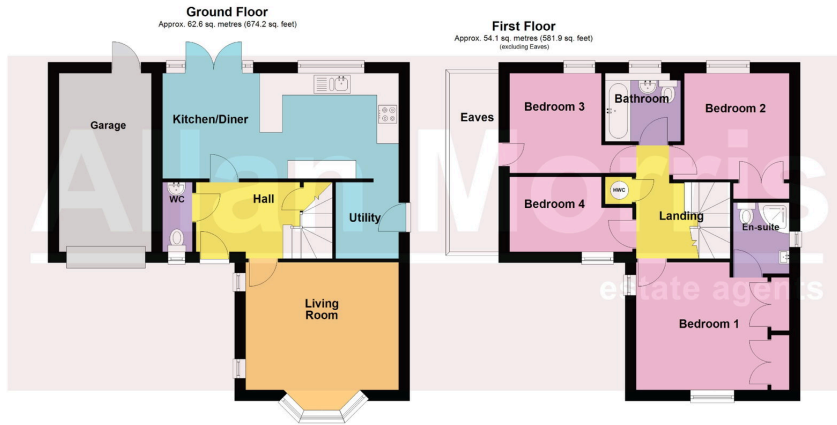
Bedroom 3: - 3.38m x 2.74m (11'1" x 9'0")

Bedroom 4: - 3.28m x 2.06m (10'9" maximum x 6'9")

Bathroom: - 2.08m x 1.88m (6'10" x 6'2")

Garage: - 4.9m x 2.54m (16'1" x 8'4")





Total area: approx. 116.7 sq. metres (1256.1 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.



- Detached family home
- 4 Bedrooms
- 2 Bathrooms
- Open-plan Kitchen/Diner
- Generous driveway & Garage
- Wonderful enclosed rear garden
- Easy access to motorway links
- Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	