



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

3 Emperor Drive, St. Peter's, Worcester. WR5 3TH

Guide Price £525,000

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An extended, detached five bedroom family home, offering spacious versatile and well presented accommodation standing on a corner plot within this popular and sought after residential area of Worcester. The location provides easy access to the city centre, national road and rail networks.

Briefly comprising: Reception Hall, Cloakroom, Lounge, Family Room, Playroom/Snug, Kitchen Dining Room, five Bedrooms (Master having En-Suite Shower and walk-in wardrobe/cupboard), Family Bathroom.

Outside: To the front of the property is a mono-bloc/gravel frontage providing off road parking, in turn leading to front door and single Garage, (with up and over door, power and light and rear courtesy door), gated side/rear pedestrian access. To the rear of the property is an enclosed, mature garden, predominantly laid to lawn with mature shrub borders, paved patio areas, covered storage area, outside courtesy light and outside cold water tap.

**Living Room:** - 4.55m x 3.43m (14'11" x 11'3")

**Study:** - 4.17m x 3.56m (13'8" x 11'8" maximum)

**Snug:** - 3.94m x 3.35m (12'11" x 11'0")

**Kitchen:** - 4.47m x 3.15m (14'8" x 10'4")

**Dining Room:** - 4.32m x 2.46m (14'2" x 8'1")

**Bedroom 1:** - 4.11m x 3.56m (13'6" x 11'8")

**Bedroom 2:** - 3.43m x 2.62m (11'3" x 8'7")

**Bedroom 3:** - 3.56m x 3.53m (11'8" x 11'7")

**Bedroom 4:** - 3.45m x 2.41m (11'4" x 7'11" maximum)

**Bedroom 5:** - 2.49m x 1.96m (8'2" x 6'5")

**Bathroom:** - 1.96m x 1.7m (6'5" x 5'7")

**Garage:** - 5.05m x 2.46m (16'7" x 8'1")





- Spacious versatile accommodation
- Gas central heating & double glazing
- Popular sought after residential area
- Council Tax Band: D
- Corner plot
- Driveway & single Garage
- Viewing highly recommended



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	