



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

57 Kilbury Drive, Worcester. WR5 2NG

Guide Price £325,000

3 1 1



A spacious, extended detached three bedroom family home, situated in this convenient location offering easy access to local schooling, amenities and transport links.

Accommodation briefly comprising: Entrance hall, downstairs Cloakroom, open Living Room and Dining Room, Kitchen, Home Office, 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. The rear of the property is of particular note, with a low maintenance paved 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")

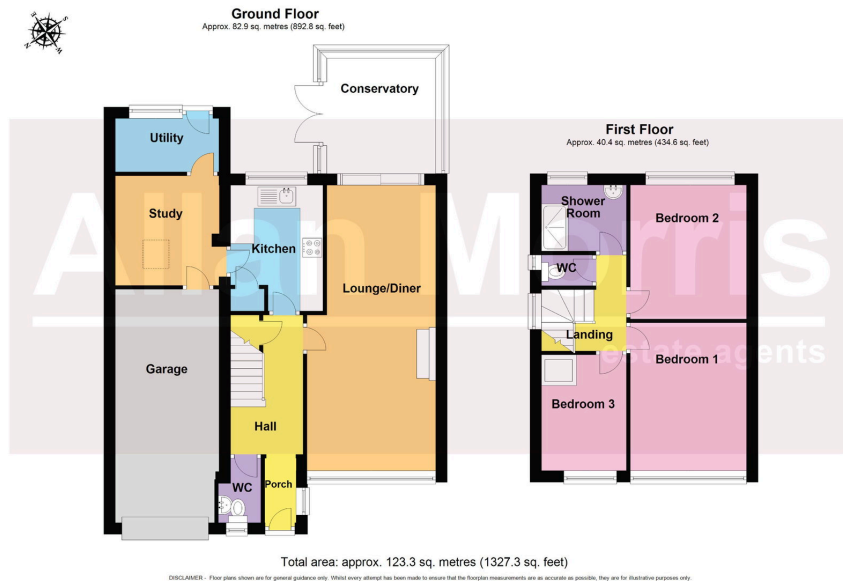
Bedroom 1 - 3.89m x 3.12m (12'9" x 10'3")

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	