



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

2 Barland Fields, Broomhall, Worcester. WR5 2SY

Guide Price £425,000

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A modern five bedroom detached family home, offering well proportioned and immaculately presented accommodation over 3 floors, with off road parking for 3 cars, a single garage and private garden. Situated on this popular development on the southern fringes of Worcester, with easy access to the city centre, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Kitchen Dining Room, five Bedrooms (Master with En-Suite Shower Room) and two Family Bathrooms.

Outside: To the front of the property is a shrubbed foregarden, with paved pathway leading to the front door. To the side of the property is a driveway providing off road parking for 2 cars, leading to a single Garage (with up and over door, power and light) and electric charger point. Gated pedestrian access to rear garden.

To the rear of the property is an enclosed private garden, predominantly laid to lawn with paved patio area.

Lounge: 5.22m x 3.05m (17'1" x 10')

Kitchen Dining Room: 5.22m x 2.89m (17'1" x 9'6")

Bedroom 1: 3.72m x 2.83m (12'2" x 9'3")

Bedroom 2: 4.89m max x 2.83m (16'1"max x 9'3")

Bathroom (First Floor): 2.09m x 1.89m (6'10" x 6'2")

Bedroom 3: 4.56m x 3.05m (14'11" x 10')

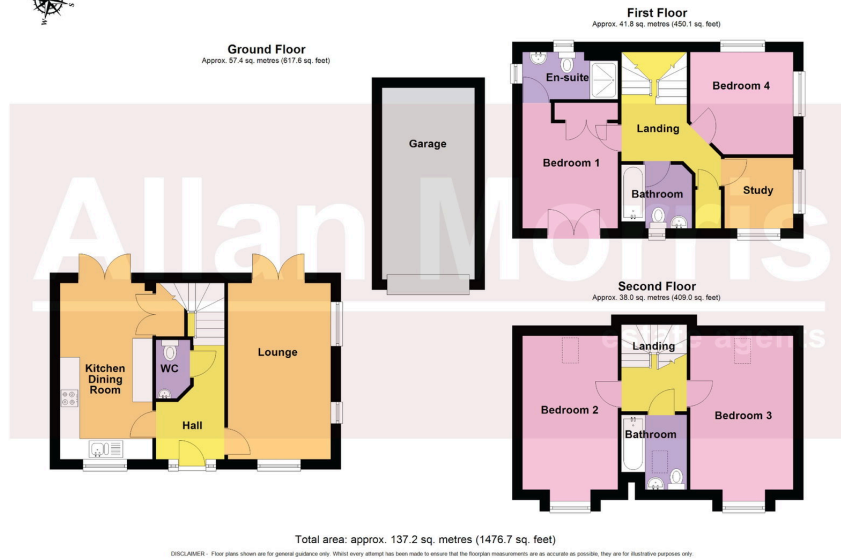
Bedroom 4: 3.05m x 3.03m (10' x 9'11")

Bedroom 5/Study: 2.09m x 2.03m (6'10" x 6'8")

Bathroom: 2.22m x 2.15m (7'3" x 7'1")

Garage: 5.68m x 2.74m (18'7" x 9')





- Detached family home
- EVC Charging Point
- Single Garage & off road parking
- Remainder of NHBC remaining
- Well proportioned & immaculately presented accommodation
- 4 Double Bedrooms & Single Bedroom/Study
- Gas central heating & UPVC double glazing
- Popular & sought after development
- Viewing highly recommended
- Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		115
(92 plus) A		
(81-91) B	82	
(69-80) C		
(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	