



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

2 College Road, Upton Snodsbury, Worcestershire. WR7 4NT

Guide Price £385,000

3 1 2



A traditional extended semi detached three bedroom family home, offering immaculately presented and well proportioned accommodation with a generous mature private garden, enjoying a westerly aspect. Situated on the edge of this popular and sought after village, the location provides easy access to the City of Worcester, national road and rail networks.

Accommodation briefly comprises: Entrance Hall, Snug, open-plan Lounge Dining Kitchen, Side Entrance Hall, Utility Room, Cloakroom, Boiler Room, three Bedrooms and Family Bathroom.

Outside: To the front of the property is a predominantly lawned foregarden, with a gated pedestrian access leading to the front door and side/rear access. To the side of the property is a useful covered paved area accessing the side Entrance Hall and the rear garden.

To the rear of the property is a generous predominantly lawned garden, with mature shrub and floral borders, enjoying a westerly aspect. Greenhouse, outside courtesy/security lights, outside hot and cold water taps. A gravelled driveway provides off road parking for 4+ cars, in turn accessing the detached timber Garage/Workshop and Store Room (potential Home Office)

Lounge:- 5.32m x 4.31m (17'5" x 14'2")

Kitchen Dining Room:- 7.13m x 3.68m (23'5" x 12'1")

Snug:- 5.32m x 3.27m (17'5" x 10'9")

Utility Room:- 2.32m x 2.15m (7'7" x 7'1")

Bedroom 1:- 3.7m x 3.55m (12'2" x 11'8")

Bedroom 2:- 3.88m x 3.66m (12'9" x 12')

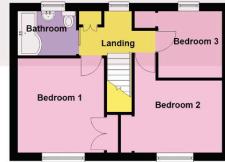
Bedroom 3:- 2.50m x 2.39m (8'3" x 7'10")

Bathroom:- 2.20m x 1.67m (7'3" x 5'6")





Ground Floor
Approx. 112.7 sq. metres (1241.6 sq. feet)
(including underground)



Total area: approx. 156.5 sq. metres (1684.5 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.

- Extended traditional semi detached family home
- Well proportioned accommodation
- Private westerly rear aspect
- Detached timber Garage/ Workshop
- Viewing highly recommended
- Immaculately presented
- Oil fired central heating & UPVC double glazing
- Off road parking for 4+ cars
- Popular sought after village location
- Council Tax Band: C

