



Allan Morris
estate agents
FOR SALE

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 **MAYFAIR**
OFFICE GROUP

5 Whitewood Close, Worcester. WR5 2LW

Offers Over £220,000

2 1 1



A modern two bedroom end of terraced home, offering well proportioned and well presented accommodation, with a low maintenance private garden, garage with side courtesy door. Situated in a popular residential area with easy access to the city centre and national road and rail networks.

Accommodation briefly comprises: Lounge, Kitchen Dining Room, Conservatory, two Bedrooms and a Shower Room.

Outside: To the front of the property is a low maintenance mono block frontage, accessing the front door and a gated side/rear pedestrian access and communal car parking spaces.

To the rear of the property is a low maintenance part paved, part gravelled, part lawned garden. Wooden garden shed. A private westerly rear aspect. To the rear of the garden is a En-Bloc Garage with up and over door and side courtesy door.

Lounge: - 3.63m x 3.63m (11'11" x 11'11")

Kitchen Dining Room: - 3.63m x 3.2m (11'11" x 10'6")

Conservatory: - 2.69m x 2.59m (8'10" x 8'6")

Bedroom 1: - 3.63m x 3.63m (11'11" x 11'11" maximum)

Bedroom 2: - 3.2m x 1.75m (10'6" x 5'9")

Shower Room: - 1.91m x 1.78m (6'3" x 5'10")

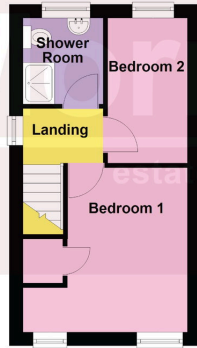




Ground Floor
Approx. 32.3 sq. metres (347.7 sq. feet)



First Floor
Approx. 25.1 sq. metres (270.7 sq. feet)



Total area: approx. 57.4 sq. metres (618.3 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.

- NO ONWARD CHAIN
- Gas central Heating
- Quiet cul-de-sac location
- Viewing highly recommended
- Communal parking space
- 2 Bedroom end of terrace
- UPVC double glazing
- Popular & sought after residential area
- En-Bloc Garage
- Council Tax Band: B



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | 69 | |
| (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 | |