



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

54 Deane Drive, Whittington, Worcester. WR5 2SR

£250,000

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A modern mid terrace two bedroom house, situated in a quiet location within the popular Whittington area, ideally placed for easy motorway access.

Accommodation briefly comprises: Entrance Hall, Living Room, Inner Hall, downstairs Cloakroom, Kitchen/Breakfast Room and Conservatory. On the first floor: Two Bedrooms and Bathroom.

Outside: To the front is single Carport and further separate allocated parking space. To the rear is low maintenance fully enclosed private garden.

LOCATION:

The property is located to the eastern edge of Worcester City, ideally placed for commuters with both Junction 7 of the M5 and Worcestershire Parkway Railway Station within easy reach. The area benefits from a popular school catchment and is also ideally placed for glorious walks around Worcester Woods, as well as providing easy access back to Worcester city centre itself.

Living Room: - 4.34m x 2.87m (14'3" x 9'5")

Kitchen: - 3.86m x 2.57m (12'8" x 8'5")

Conservatory: - 2.31m x 2.31m (7'7" x 7'7")

Bedroom 1: - 3.86m x 3.4m (12'8" maximum x 11'2")

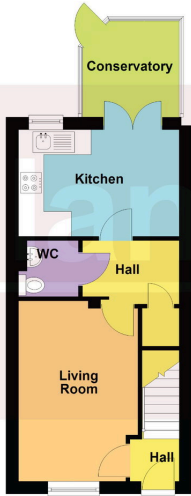
Bedroom 2: - 3.86m x 2.9m (12'8" x 9'6")

Bathroom: - 1.93m x 1.7m (6'4" x 5'7")

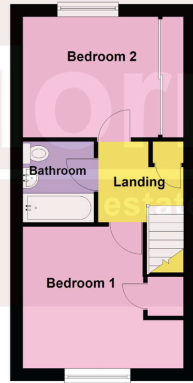




Ground Floor
Approx. 38.4 sq. metres (413.4 sq. feet)



First Floor
Approx. 32.6 sq. metres (350.4 sq. feet)



Total area: approx. 71.0 sq. metres (763.8 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.

- Modern mid terrace house
- 2 Bedrooms
- Living Room & Conservatory
- Carport & further parking space
- Enclosed rear garden
- Popular location
- NO ONWARD CHAIN
- Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	