



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

74 Blackfriars Avenue, Droitwich, Worcestershire. WR9 8RH

Guide Price £325,000

3 1 1



A modern, extended three bedroom semi detached family home, offering well proportioned and superbly presented accommodation. (Having recently been renovated throughout). Situated in a popular and sought after residential area with easy access to the town centre and national road and rail networks.

Briefly comprising: Reception Hall, Lounge, Dining/Family Room, Kitchen, three Bedrooms and a Family bathroom.

Outside: To the front of the property is a lawned foregarden and a tarmac driveway providing off road parking, leading to the front door, single Garage and pedestrian rear access.

To the rear of the property is a low maintenance, private garden, predominantly laid to lawn with gravelled borders and a paved patio area.

Living Room - 4.08m x 3.2m max (13'4" x 10'5")

Kitchen - 2.88m x 3.59m (9'5" x 11'9")

Dining Room - 6.05m x 2.92m (19'10" x 9'6")

Bedroom 1 - 4.29m x 3.2m (14'0" x 10'5")

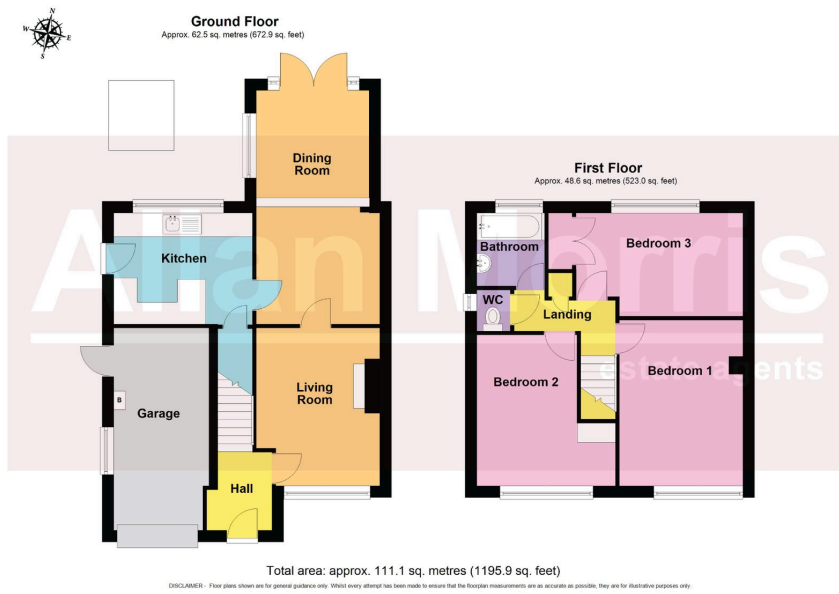
Bedroom 2 - 3.9m x 3.59m (12'9" x 11'9")

Bedroom 3 - 2.67m x 5.03m (8'9" x 16'6")

Bathroom - 1.89m x 1.75m (6'2" x 5'8")

Garage - 5.23m x 2.59m max (17'1" x 8'5")





- No Onward Chain
- Recently renovated
- Garage
- Gas central heating & double glazing
- Viewing highly recommended
- A modern semi detached three bedroom family home
- Off road parking
- Private garden
- Popular & sought after residential area
- 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		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	