

Allan Morris
estate agents

MAYFAIR
OFFICE GROUP

4 Pear Tree Drive, Broomhall, Worcester. WR5 2SS

Offers In Region Of £445,000

3 2 1









An individually designed 2/3 bedroom detached bungalow, offering immaculately presented and spacious accommodation, situated on this popular and sought after development, built by St. Modwen Homes on the southern fringes of Worcester. The location provides easy access to Worcester city centre, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge Dining Kitchen (open-plan), two double Bedrooms (Main Bedroom having an En-Suite Shower Room), Bedroom 3/Dressing Room and Bathroom.

Outside: To the front of the property is a quarry stone frontage, with gated pathway leading to the front door. To the side of the property is a driveway providing off road parking for 2 cars, in turn leading to the single Garage (with up and over door, power and light) and a gated pedestrian rear garden access.

To the rear of the property is a landscaped private garden, predominantly laid to lawn with mature shrub beds and borders, paved patio areas, outside cold water tap and outside courtesy lights.

Lounge: - 5.05m x 4.01m (16'7" x 13'2")

Kitchen/Dining Room: - 5.92m x 4.11m (19'5" x 13'6")

Bedroom 1: - 4.22m x 4.11m (13'10" x 13'6")

En Suite: 1.41m x 2.49m (4'7" x 8'2")

Bedroom 2: - 3.96m x 3.73m (13'0" x 12'3")

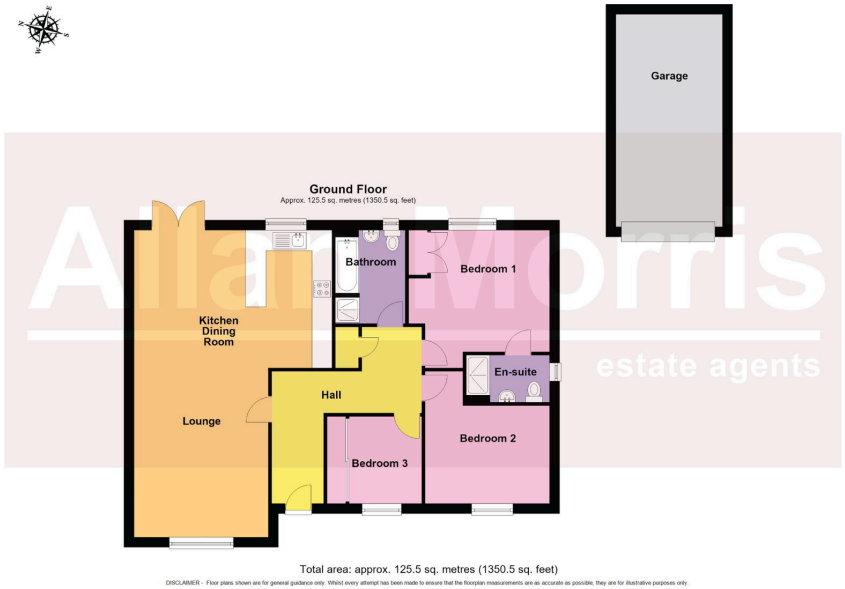
Bedroom 3: - 2.69m x 2.31m (8'10" x 7'7")

Bathroom: - 2.79m x 2.11m (9'2" x 6'11")

Garage: - 6.38m x 3.2m (20'11" x 10'6")

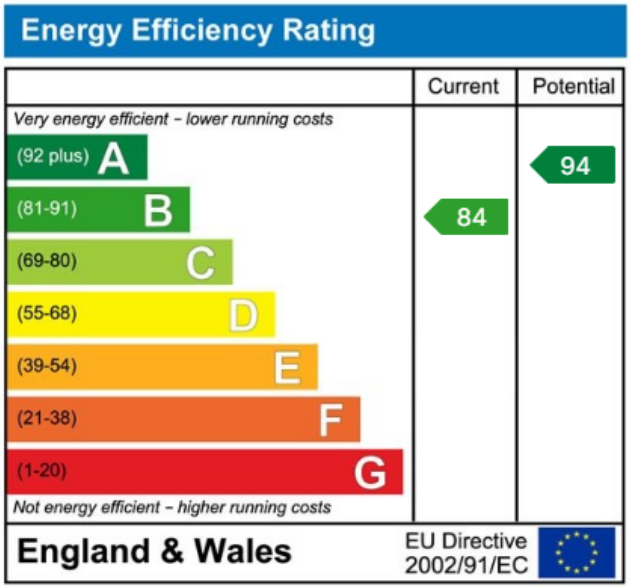






- Individually designed
- Landscaped private gardens
- Off road parking & single Garage
- Gas central heating & double glazing
- Popular & sought after development
- Viewing highly recommended
- Spacious & immaculately presented detached bungalow
- Council Tax Band: E





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