



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Wrexham Villa, 46 Boughton Street, St. John's, Worcester. WR2 4HE

Offers In Region Of £425,000

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A well maintained spacious three bedroom period property, situated within this sought after area of St. John's.

Accommodation briefly comprises: Pillars Entrance into Hall, Sitting Room with built-in storage, open fire and picture rail, Dining Room with stripped flooring, open fireplace, coving and picture rail, Kitchen/Breakfast Room with granite work surfaces over and vaulted ceiling, Cellar and door to courtyard. On the first floor: 1 Bedroom and large Family Bathroom. On the second Floor: 2 Bedrooms, one with useful sink.

Outside: Parking, Garage/store and garden.

LOCATION:

Situated within St. John's, with excellent local schooling, amenities and access to Worcester city.



Sitting Room: - 3.9m x 3.8m (12'9" x 12'5")

Dining Room: - 3.9m x 3.6m (12'9" x 11'9")

Kitchen / Breakfast Room: - 6.6m x 4.2m (21'7" x 13'9")

Cellar Areas: - 3.9m x 3.4m (12'9" x 11'1") and 3.9m x 3.8m (12'9" x 12'5")

Bedroom 1: - 3.8m x 3.6m (12'5" x 11'9")

Bedroom 2: - 3.9m x 3.8m (12'9" x 12'5")

Bedroom 3: - 3.9m x 3.5m (12'9" x 11'5")

Family Bathroom: - 3.9m x 3.5m (12'9" x 11'5")

Garage / Store: - 5.3m x 3.9m (17'4" x 12'9")





- Grade II Listed semi detached property
- Large well equipped Kitchen with vaulted ceiling
- Sitting Room to front with cast iron fireplace
- Large frontage, electrically operated gates
- Garden to front & courtyard to rear
- 3 Double Bedrooms
- Many characterful features
- Useful tanked Cellar with 2 separate rooms
- Garage/Workshop with spacious eaves storage
- Council Tax Band: D

