



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

26 Claverham Close, St. John's, Worcester. WR2 4NB

Offers Over £425,000

4 1 2



A well maintained four bedroom detached family home, enjoying most generous gardens to the rear and situated in a quiet cul-de-sac location, yet ideally placed for access to local amenities and Worcester City centre.

Accommodation briefly comprises: Porch, Entrance Hall with useful cupboard, Living Room, Dining Room, Sun Room, Kitchen/Diner, Utility and downstairs W.C. On the first floor: Four Bedrooms and Family Shower Room.

Outside: To the front is driveway and access to single Garage. To the rear is most generous private gardens, offering a good degree of privacy, well stocked with mature fruit trees and shrubs with secure gated access.

LOCATION: The property is located to the West of the City in the popular St. John's area. The area benefits from a wide range of amenities and also lies within popular school catchments for both Primary and Secondary education.

Living Room: 3.32m x 3.66m (10'10" x 12'0")

Dining Room: 3.97m x 3.33m (13'0" x 10'11")

Sun Room: 5.06m x 2.62m (16'7" x 8'7")

Kitchen / Diner: 3.1m x 4.33m (10'2" x 14'2")

Utility: 2.21m x 1.25m (7'3" x 4'1")

Bedroom 1: 3.94m x 3.66m (12'11" x 12'0")

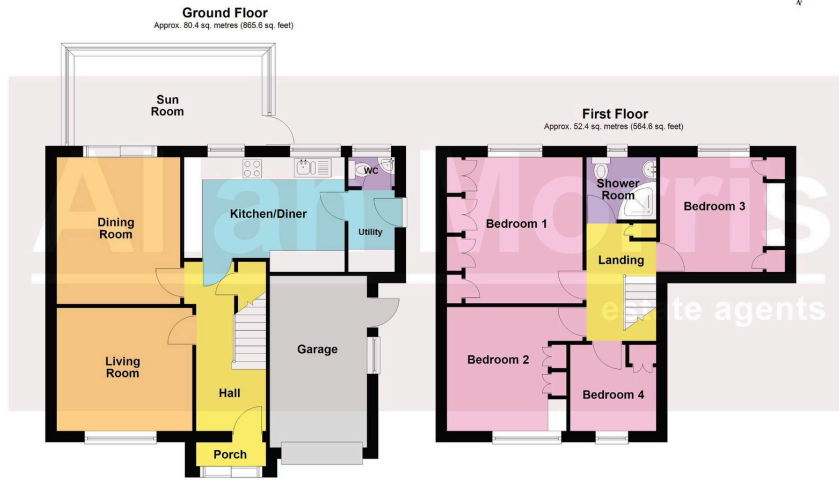
Bedroom 2: 3.35m x 3.66m (10'11" x 12'0")

Bedroom 3: 3.1m x 3.37m (10'2" x 11'0")

Bedroom 4: 2.33m x 2.32m (7'7" x 7'7")

Shower Room: 1.88m x 1.68m (6'2" x 5'6")





Total area: approx. 132.9 sq. metres (1430.2 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.

- Detached family home
- 2 Reception Rooms
- Lots of further potential
- Sought after location
- NO ONWARD CHAIN
- 4 Bedrooms
- Sun room with replaced warm roof
- Stunning generous garden
- Popular school catchment
- Council Tax Band: D

