



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

10 Lyfs Lane, Kempsey, Worcester. WR5 3JN

£325,000

3 1 2



A three bedroom link-detached family home, inviting some updating and situated within a quiet location in the popular village of Kempsey.

Accommodation comprising: Entrance Porch, Hall, Living Room, Kitchen, Dining Room, Conservatory, downstairs Bedroom and Shower Room. On the first floor: Two double Bedrooms and a Cloakroom.

Outside: To the front is a driveway and foregarden as well as access into a single Garage with electric door. To the rear is a fully enclosed rear garden.

LOCATION: The property is situated in the heart of the village of Kempsey, which is an extremely popular semi rural village, offering easy access back into Worcester City and with a range of local amenities to include Doctors Surgery, several Public Houses, Village Store and Primary School. Kempsey is also ideally placed for quick access to motorway links via Junction 7 of the M5 and within 10 minutes drive of Worcestershire Parkway Station.

**Kitchen** - 3.95m x 2.72m (12'11" x 8'11")

**Dining Room** - 3.03m x 3.63m (9'11" x 11'10")

**Living Room** - 4.25m x 3.49m (13'11" x 11'5")

**Downstairs Bedroom** - 3.03m x 2.58m (9'11" x 8'5")

**Conservatory** - 2.56m x 2.59m (8'4" x 8'5")

**Bedroom 1** - 4.26m x 4.05m (13'11" x 13'3")

**Bedroom 2** - 3.01m x 4.05m (9'10" x 13'3")

**Garage** - 5.16m x 2.57m (16'11" x 8'5")



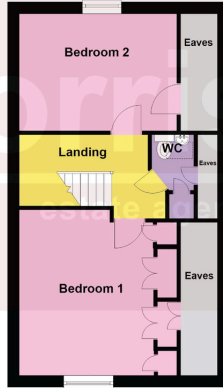


Ground Floor  
Approx. 76.9 sq. metres (827.4 sq. feet)



Conservatory

First Floor  
Approx. 38.6 sq. metres (415.2 sq. feet)



Total area: approx. 115.4 sq. metres (1242.6 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.

- Link-detached family home
- Flexible accommodation
- Driveway & Garage
- Popular village location
- No Onward Chain
- 3 Bedrooms
- Huge potential
- Enclosed private garden
- Council Tax Band D

