



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

14 Yew Tree Close, Worcester. WR5 2LH

£350,000

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**NO ONWARD CHAIN** A well presented four bedroom end terrace family home, situated in a quiet cul-de-sac location, conveniently placed for easy access to motorway links and Worcester city centre.

Accommodation briefly comprises: Entrance Hall, downstairs Shower Room and open-plan Living Room/Dining Room/Kitchen. On the first floor: Four Bedrooms and Shower Room.

Outside: To the front is private driveway and access into single integral Garage. To the rear is fully enclosed garden, made up of patio and lawned garden, offering a good degree of privacy.

LOCATION: The property is located to the East of Worcester city, providing easy access to Worcester city, as well as motorway links and the Worcestershire Parkway Railway Station. Within close proximity is Waitrose Supermarket, as well as glorious walks at Worcester Woods. The property also falls into a popular school catchment for both Primary and Secondary options.

AGENT'S NOTE: The property owner is a relation of an Allan Morris member of staff.

**Lounge / Diner:** - 6.05m x 3.17m (19'10" maximum x 10'5")

**Kitchen:** - 4.17m x 2.44m (13'8" x 8'0")

**Shower Room:** - 2.16m x 1.3m (7'1" x 4'3")

**Bedroom 1:** - 3.4m x 3.17m (11'2" x 10'5")

**Bedroom 2:** - 4.8m x 3.17m (15'9" x 10'5")

**Bedroom 3:** - 3.4m x 2.44m (11'2" x 8'0")

**Bedroom 4:** - 3.2m x 3.07m (10'6" x 10'1")

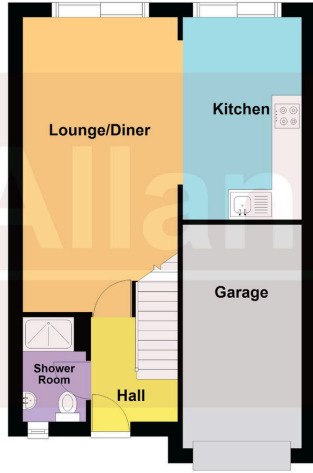
**Shower Room:** - 3.02m x 1.55m (9'11" x 5'1")

**Garage:** - 4.6m x 2.44m (15'1" x 8'0")

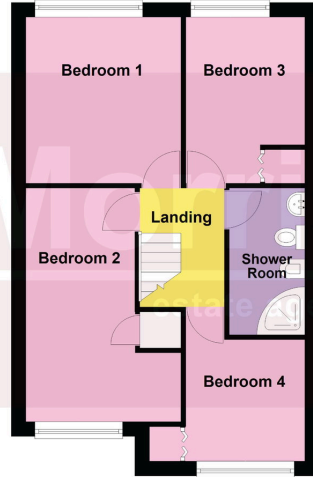




**Ground Floor**  
Approx. 48.9 sq. metres (526.5 sq. feet)



**First Floor**  
Approx. 50.2 sq. metres (539.9 sq. feet)



Total area: approx. 99.1 sq. metres (1066.5 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.

- End terrace family home
- 4 Bedrooms
- Open-plan living accommodation
- 2 Bathrooms
- Private driveway
- Single Garage
- Fully enclosed rear garden
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	