



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# 59 Oak Tree Crescent, Worcester. WR5 1TQ

£325,000

🛏️ 3 🚿 2 🚗 1



A modern three bedroom detached family home, offering immaculately presented and well proportioned accommodation, with a large private rear garden enjoying a south westerly aspect.

Accommodation briefly comprising: Large Reception Hall, Cloakroom, Cloaks cupboard, Lounge, Kitchen/Dining Room, Master Bedroom with En-Suite, two further Bedrooms and Family Bathroom.

Outside: To the front of the property is a lawned garden with shrub border and paved pathway to the front door. To the side of the property is a driveway providing off road parking for 2 cars and gated pedestrian access to the rear garden. The property benefits from a large private rear garden enjoying a south westerly aspect with paved patio area.

#### LOCATION:

Situated on this popular development, the location provides easy access to the city centre and national road and rail networks.

**Lounge** - 5.05m x 2.95m (16'7" x 9'8")

**Kitchen / Dining Room** - 5.05m x 2.92m (16'7" x 9'7")

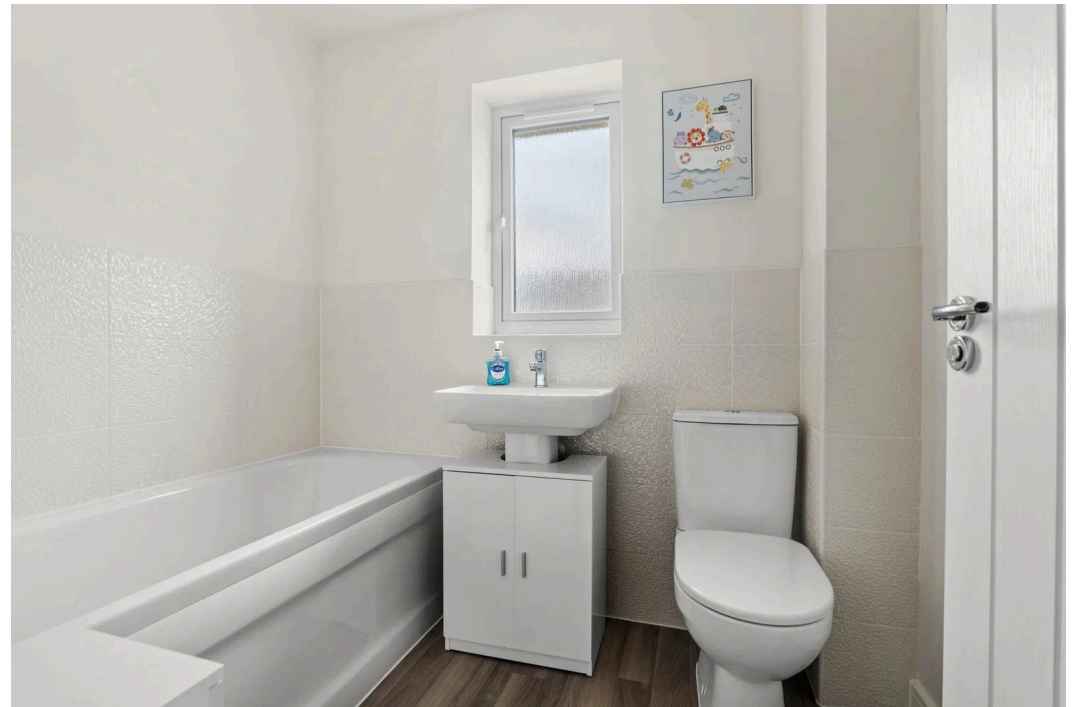
**Bedroom 1** - 3.78m x 3.07m (12'5" x 10'1")

**En-Suite** - 3m x 1.12m (9'10" x 3'8")

**Bedroom 2** - 2.92m x 2.34m (9'7" x 7'8")

**Bedroom 3** - 2.92m x 2.84m (9'7" x 9'4")

**Bathroom** - 2.16m x 1.68m (7'1" x 5'6")





Total area: approx. 84.9 sq. metres (914.3 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.



- Modern detached family home
- Immaculately presented
- Large private rear garden
- Viewing highly recommended
- Spacious & well proportioned accommodation
- Solar panels, central heating & double glazing
- Private south westerly rear aspect
- Council Tax Band D

