



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

47 Wadborough Road, Littleworth, Worcester. WR5 2QE
£210,000

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NO ONWARD CHAIN A modern two bedroom semi detached home, situated in the popular village of Littleworth, ideally placed for easy access back to Worcester city and major transport links.

Accommodation briefly comprises: Entrance Hall, refitted Kitchen and Lounge/Diner. On the first floor: Bedroom 1 benefiting from fitted wardrobe and bedroom furniture, further Bedroom with fitted wardrobe, and refitted Shower Room.

Outside: There is the benefit of foregarden, enclosed rear garden and also allocated off road parking space, directly accessed from the rear garden.

LOCATION:

The property is located in the popular village of Littleworth, benefiting from Primary School, Public House and Village Hall with playing fields and children's play area. Littleworth is located only 5 minutes drive from the city of Worcester with a wider range of amenities, and also within easy reach are motorway links via Junction 7 of the M5 and the Worcestershire Parkway Railway Station, giving direct access to London and other major cities across the UK.

Living Room: - 5.64m x 3.68m (18'6" x 12'1")

Kitchen: - 2.57m x 2.18m (8'5" x 7'2")

Bedroom 1: - 3.96m x 2.74m (13'0" x 9'0")

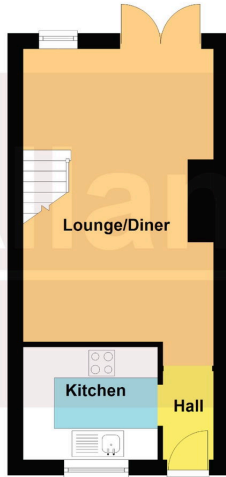
Bedroom 2: - 3.15m x 2.16m (10'4" x 7'1")

Shower Room: - 2.21m x 1.45m (7'3" x 4'9")

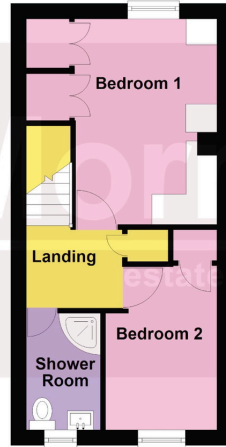




Ground Floor
Approx. 29.3 sq. metres (315.2 sq. feet)



First Floor
Approx. 29.3 sq. metres (315.2 sq. feet)



Total area: approx. 58.6 sq. metres (630.3 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 semi detached home • 2 Bedrooms
- Fully enclosed rear garden • Allocated parking space
- Popular village location • Easy access to Worcester Parkway Railway Station

