



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

54 Kenwood Avenue, Worcester. WR4 9BL

Guide Price £310,000

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A superbly maintained and immaculately presented three double bedroom semi detached family home, with a beautifully landscaped private garden at the head of a quiet cul-de-sac in a popular residential area, with easy access to the city centre and national road and rail networks.

Briefly comprising: Entrance porch, Lounge Dining Room, Kitchen, Conservatory, three double Bedrooms, Family Bathroom (re-fitted).

Outside: To the front of the property is a lawned foregarden with inset shrub bed. A driveway providing off road parking with an additional lawned shrubbed area adjacent, accessing the front door, single Garage (with double doors, power and light and wall mounted central heating boiler). There is gated side/rear pedestrian access. To the rear of the property is a wonderful landscaped private garden, predominantly laid to lawn with mature shrub beds and borders, paved patio areas, wooden garden shed, workshop, outside courtesy/security light and outside cold water tap.



Lounge: - 5.33m x 3.23m (17'6" x 10'7")

Kitchen: - 5.77m x 2.11m (18'11" x 6'11")

Conservatory: - 4.14m x 1.93m (13'7" x 6'4")

Bedroom 1: - 4.29m x 2.77m (14'1" x 9'1")

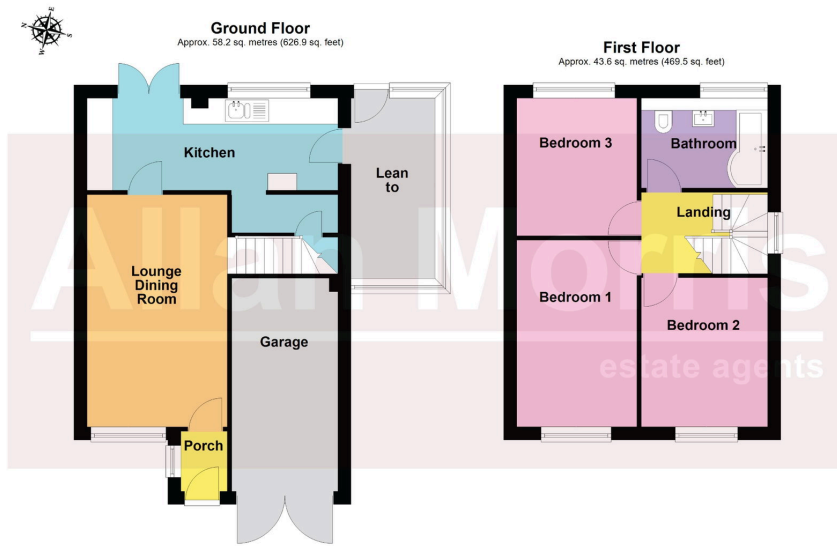
Bedroom 2: - 3.43m x 2.9m (11'3" x 9'6")

Bedroom 3: - 3.17m x 2.77m (10'5" x 9'1")

Bathroom: - 2.9m x 2.06m (9'6" x 6'9")

Garage: - 4.9m x 2.44m (16'1" x 8'0")





Total area: approx. 101.9 sq. metres (1096.4 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.

- Immaculately presented accommodation
- Refitted Bathroom
- Wonderful landscaped private gardens
- Driveway & single Garage
- Council Tax Band: C
- 3 Double Bedrooms
- Gas central heating boiler & double glazing
- Quiet cul-de-sac location
- Viewing highly recommended

