



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Lilac Cottage, School Walk, Whittington, Worcester. WR5 2RJ

Guide Price £250,000

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**** NO ONWARD CHAIN **** A charming and superbly presented semi detached Cottage, with a mature private garden enjoying a south westerly rear aspect, within this popular and sought after village. The location provides easy access to the City of Worcester, national road and rail networks.

Accommodation briefly comprises: Entrance Hall, Lounge Dining Room (with bi-fold doors), Kitchen, Cloakroom, Rear Porch, Utility Room and two double Bedrooms, both having En-Suite facilities (1 x Bathroom, 1 x Shower Room).

Outside: To the rear of the property is a predominantly lawned mature garden, with decked patio area and wooden garden shed, enjoying a south westerly rear aspect.

AGENT'S NOTE:

The current EPC does not reflect a number of improvements made since it was produced, we believe that the improvements made will have a positive impact/improvement on the rating.

Lounge Dining Room:- 4.82m x 7.23m (15'10" x 23'9")

Kitchen:- 3.62m x 2.8m (11'10" x 9'2")

Bedroom 1:- 3.63m x 3.32m (11'11" x 10'11")

Bedroom 2:- 2.8m x 2.77m (9'2" x 9'1")

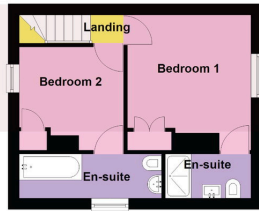




Ground Floor
Approx. 55.2 sq. metres (593.8 sq. feet)



First Floor
Approx. 30.6 sq. metres (329.6 sq. feet)



Total area: approx. 85.8 sq. metres (923.4 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.

- NO ONWARD CHAIN
- Gas central heating and UPVC double glazing
- South westerly rear aspect
- 2 Bedrooms (both with En-Suite facilities)
- Popular and sought after village location
- Charming & superbly presented semi detached Cottage
- Council Tax Band: B

