



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

11 Abberley View, Worcester. WR3 8LU

Guide Price £375,000

3 2 1



A modern three bedroom detached family home, offering well proportioned and presented accommodation with a private mature garden, off road parking and a single Garage. Situated at the head of a quiet cul-de-sac in an elevated position enjoying stunning far reaching views across Worcester and beyond. The location provides easy access to the city centre and national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Kitchen Dining Room, Cloakroom, three Bedrooms (Main Bedroom having a Dressing Area, with built-in wardrobes and En-Suite Shower Room) and Family Bathroom.

Outside: To the front of the property is a lawned foregarden, with shrub beds and borders, driveway providing off road parking for 2/3 cars. In turn leading to the single Garage, (with up and over door, power and light, wall mounted gas boiler serving central heating and hot water, rear courtesy door) and gated side/rear pedestrian access.

To the rear of the property is an enclosed private lawned garden, with shrub borders, Summer House, storage shed, paved patio area, outside cold water tap, outside courtesy light, stunning far reaching views.

Living Room: - 4.98m x 4.93m (16'4" x 16'2")

Kitchen Dining Room: - 4.93m x 3.07m (16'2" x 10'1")

Bedroom 1: - 3.86m x 3.51m (12'8" x 11'6")

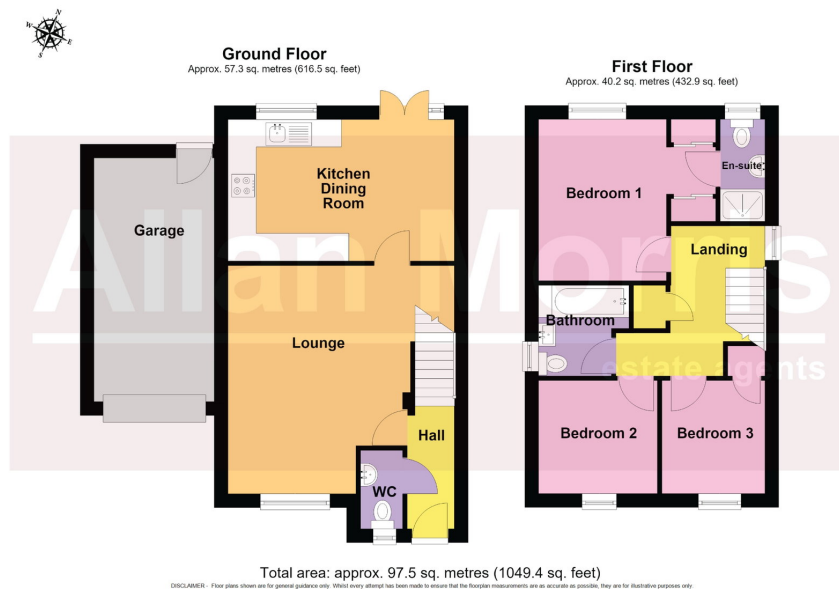
Bedroom 2: - 2.59m x 2.46m (8'6" x 8'1")

Bedroom 3: - 2.46m x 2.24m (8'1" x 7'4")

Bathroom: - 1.98m x 1.98m (6'6" x 6'6")

Garage: - 5.31m x 2.62m (17'5" x 8'7")





- Modern detached family home
- Gas central heating & UPVC double glazing
- Popular & sought after residential area
- Council Tax Band: D
- Quiet cul-de-sac location
- Elevated position with stunning far reaching views
- Off road parking & single Garage
- Viewing highly recommended

