



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

11 Arden Road, Worcester. WR5 3BD

Offers Over £300,000

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A traditional three bedroom semi detached family home, offering well proportioned and well maintained accommodation, with a generous mature garden, enjoying a private southerly aspect.

Situated within this popular and sought after residential area, the location provides easy access to the city centre, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge Dining Room, Kitchen, three Bedrooms and Shower Room.

Outside: To the front of the property is a paved driveway, providing off road parking, shrub border, accessing the front door and single Garage (with double doors, power, light and rear courtesy door to the Kitchen).

To the rear of the property is an enclosed generous mature garden, enjoying a private southerly rear aspect, a detached Workshop (with power and light), greenhouse, garden shed, mature shrub beds and borders and paved patio area.

Lounge: - 4.01m x 3.43m (13'2" x 11'3")

Dining Room: - 3.99m x 3.43m (13'1" x 11'3")

Kitchen: - 4.42m x 3.58m (14'6" x 11'9")

Store: - 4.67m x 2.54m (15'4" x 8'4")

Bedroom 1: - 4.01m x 3.43m (13'2" x 11'3")

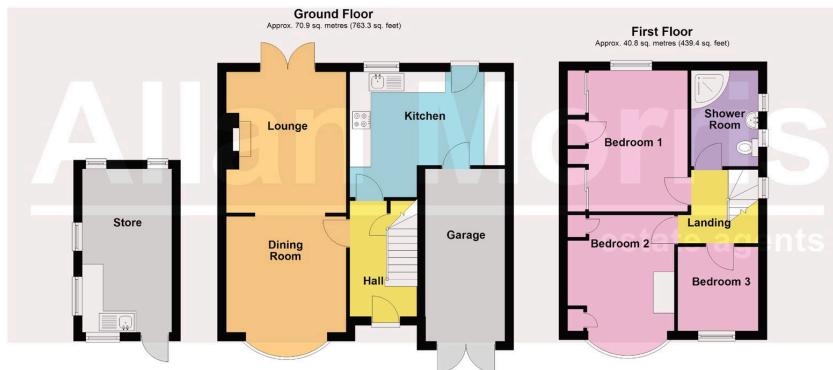
Bedroom 2: - 3.99m x 3.05m (13'1" x 10'0")

Bedroom 3: - 2.41m x 2.29m (7'11" x 7'6")

Shower Room: - 2.74m x 1.91m (9'0" x 6'3")

Garage: - 4.93m x 2.41m (16'2" x 7'11" maximum)





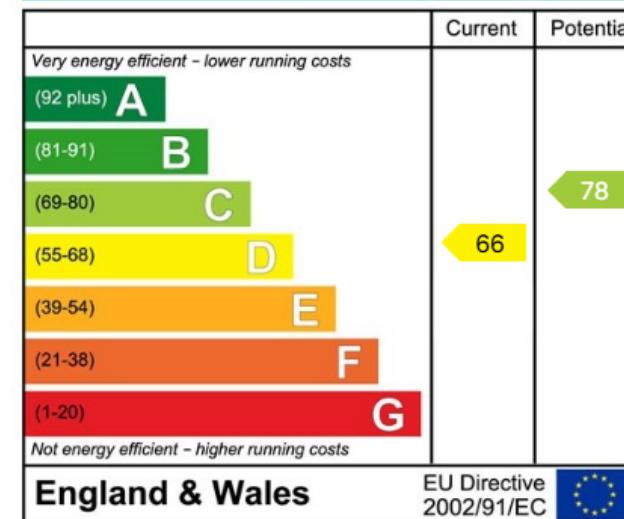
Total area: approx. 111.7 sq. metres (1202.7 sq. feet)

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
- Popular & sought after residential area
- Traditional semi detached home
- Three Bedrooms
- Private southerly rear aspect
- Detached Workshop
- Scope for improvement/ updating
- Council Tax Band: C

Energy Efficiency Rating



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