

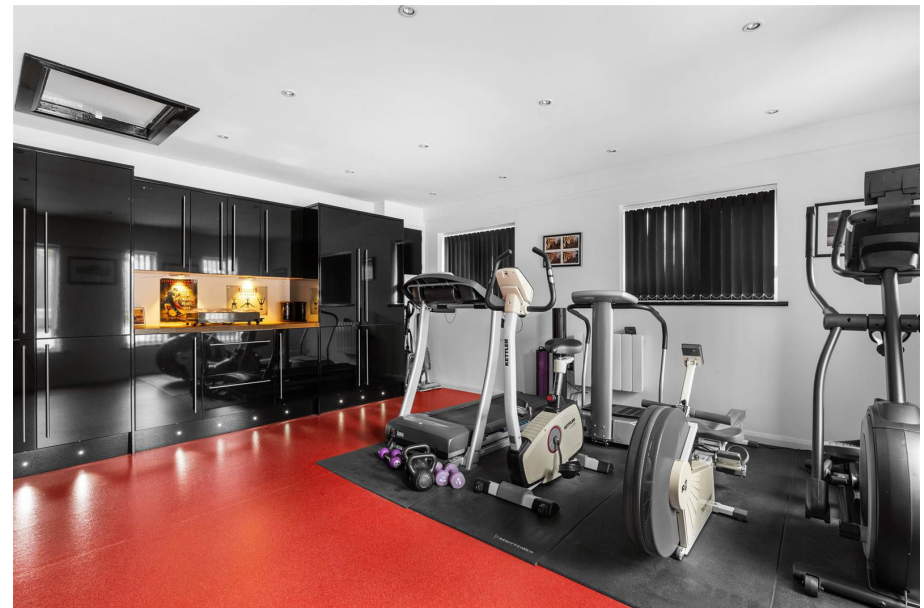


**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

16 Bromwich Lane, St. John's, Worcester. WR2 4BH  
Offers Over £400,000

3 1 2



A beautifully presented and deceptively spacious three bedroom detached bungalow, enjoying stunning panoramic views over the Worcester skyline and towards the Cathedral to the front, benefiting from a private driveway and level access to the rear.

Accommodation briefly comprises: Reception Hall, Living Room, Dining Room, three generous Bedrooms, Kitchen, Utility Room, flexible Gym/Reception Room and Family Bathroom.

Outside: To the front is a foregarden with patio area, enjoying the fabulous views. To the side is a further patio area. To the rear is a private driveway.

#### LOCATION:

The property is situated within the popular St. John's area of Worcester, offering easy access to local amenities, good local schooling and Worcester University.

**Living Room:** - 5.16m x 3.94m (16'11" x 12'11")

**Dining Room:** - 3.61m x 2.97m (11'10" x 9'9")

**Kitchen:** - 4.93m x 2.64m (16'2" x 8'8")

**Utility:** - 1.75m x 1.32m (5'9" x 4'4")

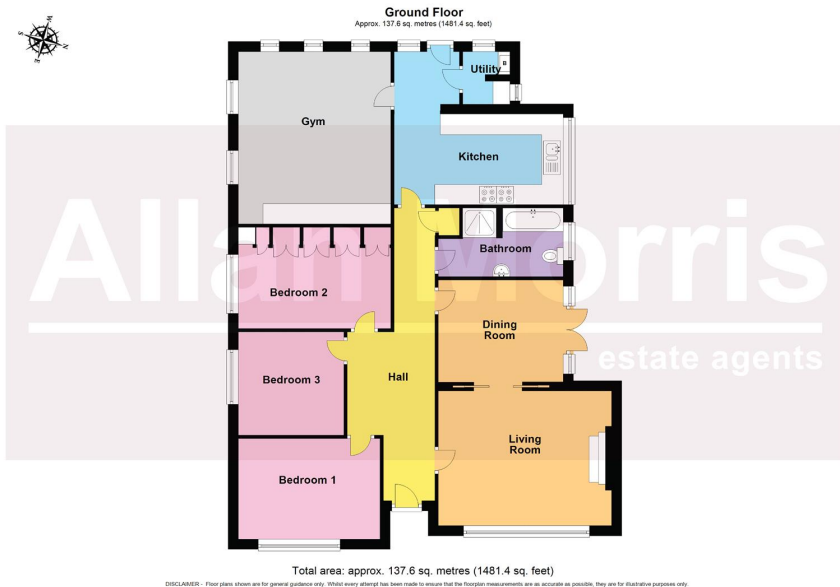
**Gym / Reception Room:** - 5.16m x 4.5m (16'11" x 14'9")

**Bedroom 1:** - 4.22m x 3m (13'10" x 9'10")

**Bedroom2:** - 4.55m x 3m (14'11" x 9'10" (to rear of wardrobes)

**Bedroom 3:** - 3.15m x 3m (10'4" x 9'10")





- Detached 3 bedroom bungalow
- Flexible & spacious accommodation
- Driveway & level access to rear
- Stunning panoramic views towards the city centre
- Popular and convenient location
- Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	