



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

122 Northwick Road, Northwick, Worcester. WR3 7EE

Offers In Region Of £550,000

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A beautifully presented and extended four bedroom detached family home, situated in the highly sought after Northwick area of Worcester.

Accommodation briefly comprises: Porch, Hall, Living Room, Dining Room, downstairs Shower Room and Utility Area, Breakfast Kitchen. On the first floor: Four Bedrooms, Family Bathroom and separate Cloakroom.

Outside: To the front is foregarden, private driveway and single Garage. To the rear is fully enclosed private garden

LOCATION:

The property is situated to the North of the City in the popular residential area of Northwick, having access to local amenities, highly rated school catchment area, the centre of Worcester and Junction 6 of the M5 motorway.

Living Room: - 5.54m x 3.48m (18'2" x 11'5")

Dining Room: - 3.94m x 3.58m (12'11" max 11'5" min x 11'9")

Breakfast Room: - 4.24m x 3.58m (13'11" x 11'9")

Shower Room: - 3m x 2.79m (9'10" maximum x 9'2")

Bedroom 1: - 4.52m x 3.02m (14'10" x 9'11")

Bedroom 2: - 3.58m x 3.45m (11'9" max (into bay) 9'0" min x 11'4")

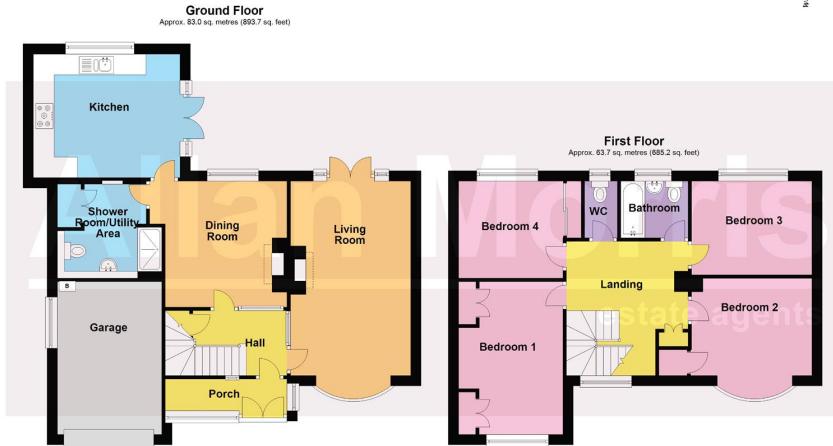
Bedroom 3: - 3m x 2.69m (9'10" x 8'10")

Bedroom 4: - 3.45m x 2.72m (11'4" x 8'11")

Bathroom: - 1.96m x 1.55m (6'5" x 5'1")

Garage: - 4.42m x 3.02m (14'6" x 9'11")





Ground Floor
Approx. 83.0 sq. metres (893.7 sq. feet)

First Floor
Approx. 63.7 sq. metres (685.2 sq. feet)

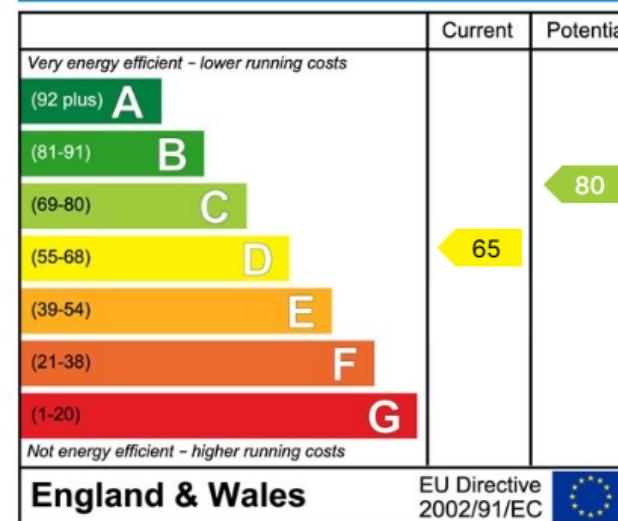
- Detached family home
- 4 Bedrooms
- Extended living accommodation
- Driveway and Garage
- Well tended private rear garden
- Northwick Manor Primary School school catchment
- Council Tax Band: E

Total area: approx. 146.7 sq. metres (1578.9 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every effort has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



Energy Efficiency Rating



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