






**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# 3 Swallow Close, St. Peter's, Worcester. WR5 3HE

Guide Price £325,000

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A beautifully presented and much improved three bedroom semi detached family home, situated in a quiet location within the popular St. Peter's area of Worcester.

Accommodation briefly comprises: Reception Hall, open-plan Lounge Dining Room, re-fitted Kitchen. On the first floor: Three Bedrooms and a re-fitted Bathroom.

Outside: The property benefits from a generous plot with lawned garden to the front and spreading around to the side.

To the rear is a delightful enclosed garden offering a good degree of privacy, comprising of patio, lawned garden and a mature shrub border. The property further benefits from a single Garage and generous driveway.

#### LOCATION:

The property can be found in the popular St. Peter's area, ideally placed for access to the M5 motorway via Junction 7 and also conveniently placed for the Worcestershire Parkway Railway Station. St. Peter's benefits from popular school catchments and is within easy reach of Worcester City centre.

**Lounge Dining Room:** - 6.96m x 3.25m (22'10" x 10'8" maximum)

**Kitchen:** - 3.15m x 2.57m (10'4" x 8'5")

**Bedroom 1:** - 3.51m x 2.92m (11'6" x 9'7")

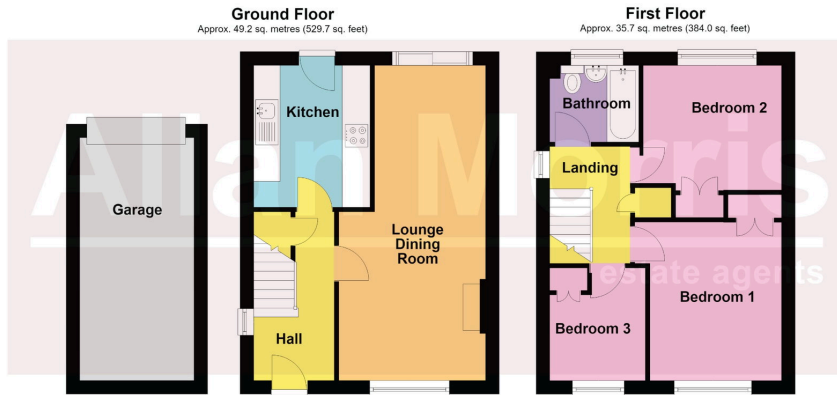
**Bedroom 2:** - 2.74m x 2.34m (9'0" x 7'8")

**Bedroom 3:** - 2.49m x 2.11m (8'2" x 6'11")

**Bathroom:** - 1.96m x 1.7m (6'5" x 5'7")

**Garage:** - 5.36m x 2.51m (17'7" x 8'3")





Total area: approx. 84.9 sq. metres (913.8 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.

- Semi detached family home
- 3 Bedrooms
- Beautiful garden
- Driveway & Garage
- Quiet & popular location
- Popular school catchment
- Easy access to motorway
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	