






Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

2 Barn Close, St. John's, Worcester. WR2 4JS

Offers In Region Of £300,000

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A beautifully presented two bedroom end of terrace house, with the benefit of no upward chain, situated within this sought after area, with excellent local schooling, range of amenities and within easy reach of Worcester City and major transport links.

Accommodation briefly comprises: Initial Hall with storage into Main Entrance Hall, with further under stairs storage and shutters to front elevation, Sitting Room with gas stove, beamwork to ceiling and shutters to front elevation, Inner Hall with shutters, plumbing for washing machine and side door giving access to garden, downstairs Bathroom fitted with a matching suite with Victorian style taps and hand shower over, picture rail. From Inner Hall with shutters, opening into superb open-plan extended Kitchen/Dining/Family Area to rear elevation, fitted with a matching range of units with integrated fridge, dishwasher, oven, hob and freezer, granite work surfaces over, fitted shutters to side and rear, double opening UPVC doors giving access to patio and garden. From Main Entrance Hall stairs rise to first floor: Landing with picture rail, Bedroom 1 which is a good size double to front elevation, with shutters front and rear, picture rail and built-in wardrobes, Cloakroom with W.C. and sink, Bedroom 2 with shutters to front elevation, built-in wardrobes to one wall offering ample storage.

Outside: The property has a superb mature and established rear landscaped garden, with large patio area (ideal for entertaining), leading to further patio and seating area with shed to the far end.

Hall: - 4.2m x 2.4m (13'9" maximum x 7'10")

Sitting Room: - 4.04m x 3.89m (13'3" x 12'9")

Kitchen / Dining Area: - 6.2m x 5.3m (20'4" x 17'4")

Inner Hall: - 4.2m x 2.5m (13'9" x 8'2")

Downstairs Bathroom: - 2.2m x 1.7m (7'2" x 5'6")

Bedroom 1: - 4m x 3.9m (13'1" x 12'9")

Bedroom 2: - 3.1m x 2.5m (10'2" x 8'2")





Ground Floor
Approx. 70.3 sq. metres (756.6 sq. feet)



First Floor
Approx. 26.0 sq. metres (279.6 sq. feet)



Total area: approx. 96.3 sq. metres (1036.2 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.

- Immaculately presented
- Long extension to the rear
- Superb open-plan Kitchen/ Breakfast/Family Room
- 2 Bedrooms
- Established & mature landscaped garden
- Sought after location
- Excellent local schooling
- Bespoke fitted shutters
- NO ONWARD CHAIN
- Council Tax Band: C

