



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

Four Seasons, 315 Droitwich Road, Claines, Worcester. WR3 7SR

Guide Price £525,000

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An extended traditional detached family home, offering spacious, versatile and immaculately presented accommodation, with off road parking for up to 6 cars and a mature private rear garden enjoying a westerly aspect. Situated in a popular and sought after residential area of Worcester, the location provides easy access to the city centre, national road and rail networks.

Accommodation briefly comprises: Entrance Hall, Reception Hall, Lounge Dining Room, Conservatory/Garden Room, Kitchen, Utility Room, Cloakroom, three double Bedrooms (Main Bedroom with En-Suite Shower Room) and Family Bathroom.

Outside: To the front of the property is mono block frontage, providing off road parking for up to 6 cars, with a shrub border. In turn leading to the front door and a gated side/rear pedestrian access. Outside courtesy light.

To the rear of the property is an enclosed fenced/hedged garden, predominantly laid to lawn with shrub beds, ornamental fish pond, wooden garden shed, paved patio area, private westerly rear aspect and outside courtesy/security light.

**Living Room:** - 4.62m x 3.91m (15'2" x 12'10")

**Dining Room:** - 3.63m x 3.53m (11'11" x 11'7")

**Kitchen:** - 2.41m x 2.39m (7'11" x 7'10")

**Conservatory:** - 5.16m x 3.63m (16'11" x 11'11")

**Family Room:** - 3.91m x 2.21m (12'10" x 7'3")

**Bedroom 1:** - 4.62m x 3.86m (15'2" x 12'8")

**Bedroom 2:** - 3.61m x 3.51m (11'10" x 11'6")

**Bedroom 3:** - 3.18m x 2.41m (10'5" x 7'11")

**Bathroom:** - 2.41m x 2.41m (7'11" x 7'11")





- Traditional extended detached family home
- Private westerly rear aspect
- Popular & sought after residential area
- Double glazing & central heating
- Council Tax Band: E
- Well proportioned, versatile & superbly presented
- Off road parking for up to 6 cars
- Convenient location
- Viewing highly recommended

