



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Wrexham Villa, 46 Boughton Street, St. John's, Worcester. WR2 4HE

Offers In Region Of £440,000

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A well maintained spacious three bedroom period property, situated within this sought after area of St. John's.

Accommodation briefly comprises: Pillars Entrance into Hall, Sitting Room with built-in storage, open fire and picture rail, Dining Room with stripped flooring, open fireplace, coving and picture rail, Kitchen/Breakfast Room with granite work surfaces over and vaulted ceiling, Cellar and door to courtyard. On the first floor: 1 Bedroom and large Family Bathroom. On the second Floor: 2 Bedrooms, one with useful sink.

Outside: Parking, Garage/store and garden.

LOCATION:

Situated within St. John's, with excellent local schooling, amenities and access to Worcester city.



Sitting Room: - 3.9m x 3.8m (12'9" x 12'5")

Dining Room: - 3.9m x 3.6m (12'9" x 11'9")

Kitchen / Breakfast Room: - 6.6m x 4.2m (21'7" x 13'9")

Cellar Areas: - 3.9m x 3.4m (12'9" x 11'1") and 3.9m x 3.8m (12'9" x 12'5")

Bedroom 1: - 3.8m x 3.6m (12'5" x 11'9")

Bedroom 2: - 3.9m x 3.8m (12'9" x 12'5")

Bedroom 3: - 3.9m x 3.5m (12'9" x 11'5")

Family Bathroom: - 3.9m x 3.5m (12'9" x 11'5")

Garage / Store: - 5.3m x 3.9m (17'4" x 12'9")





Total area: approx. 186.9 sq. metres (2011.9 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.

- Grade II Listed semi detached property
- Large well equipped Kitchen with vaulted ceiling
- Sitting Room to front with cast iron fireplace
- Large frontage, electrically operated gates
- Garden to front & courtyard to rear
- 3 Double Bedrooms
- Many characterful features
- Useful tanked Cellar with 2 separate rooms
- Garage/Workshop with spacious eaves storage
- Council Tax Band: D

