



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

1 The Tallet, Throckmorton, Pershore, Worcestershire. WR10 2JT

Offers Over £300,000

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A traditional semi detached family home, offering well proportioned and immaculately presented accommodation, having recently been redecorated and new carpets throughout, with a large private garden and off road parking. Situated within this popular and sought after hamlet, the location provides easy access to Pershore, Worcester, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Kitchen Dining Room, Utility Room, Cloakroom, three Bedrooms and Family Bathroom.

Outside: To the front of the property is a large gravelled frontage, providing off road parking for four to five cars, oil storage tank and shrub border.

To the side and rear of the property is an enclosed private garden, predominantly laid to lawn with wooden decked seating/patio area, enjoying views across surrounding countryside.

Lounge: - 3.35m x 3.25m (11'0" x 10'8")

Dining Room: - 4.42m x 3.25m (14'6" x 10'8")

Kitchen: - 4.42m x 1.96m (14'6" x 6'5")

Utility Room: - 1.96m x 1.96m (6'5" x 6'5")

Bedroom 1: - 4.42m x 3.28m (14'6" maximum x 10'9")

Bedroom 2: - 3.76m x 3.28m (12'4" x 10'9")

Bedroom 3: - 2.31m x 2.11m (7'7" x 6'11")

Bathroom: - 2.34m x 1.93m (7'8" x 6'4")





Total area: approx. 91.5 sq. metres (985.4 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.



- UPVC double glazing & oil fired central heating
- NO ONWARD CHAIN
- Recently redecorated & recarpeted throughout
- Off road parking for 4+ cars
- Traditional 3 bedroom family home
- Sought after hamlet location
- Large private plot of approx. third of an acre
- Viewing highly recommended
- Council Tax Band: C

