



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

9 Staplow Road, Worcester. WR5 2LZ

£263,500

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A newly refurbished three bedroom semi detached family home, situated in a quiet and popular location, ideal for easy access to motorway links, Worcestershire Parkway Railway Station and enjoying a popular school catchment.

Accommodation briefly comprises: Porch, Entrance Hall, Living Room and open-plan Kitchen/Diner. On the first floor: Three Bedrooms and Family Bathroom.

Outside: To the front is driveway and to the side is a generous width side garden laid to pebbles. To the rear is a charming fully enclosed garden, to include patio and lawn.

LOCATION:

The property is situated in a convenient location, offering easy access to local Primary, Secondary and sixth form schooling, as well as access to major transport links including the M5 motorway, Worcester Parkway Railway Station and back into Worcester City centre. The property is also within walking distance of Waitrose supermarket, a Public House and Petrol Station, as well as on the doorstep of the glorious Worcester Woods, offering excellent walking options, cafe and recreation ground.

Living Room: - 4.14m x 3.05m (13'7" x 10'0" max 8'8" min)

Kitchen: - 5.08m x 3.45m (16'8" x 11'4" max 10'0" min)

Bedroom 1: - 3.99m x 3.05m (13'1" x 10'0")

Bedroom 2: - 3.28m x 3.05m (10'9" x 10'0")

Bedroom 3: - 3.05m x 1.98m (10'0" x 6'6")

Bathroom: - 1.98m x 1.65m (6'6" x 5'5")





Total area: approx. 78.5 sq. metres (845.4 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.

- Newly refurbished family home
- Kitchen / Diner
- Fully enclosed rear garden
- Popular school catchment
- 3 Bedrooms
- Private driveway
- NO ONWARD CHAIN
- Easy access to transport links



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	