



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

6 Brecknock Close, Worcester. WR5 2FD

£565,000

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A most spacious four bedroom (formerly 5 bedroom, which can be easily re-instated, as per the floorplan) modern detached family home, situated in a highly convenient location for access to motorway links and Worcestershire parkway as well as benefiting from a popular school catchment.

Accommodation comprising: Entrance Hall, downstairs Cloakroom, Living Room, spacious open-plan Kitchen/Diner and Utility Room. On the first floor: Master Bedroom with En-Suite Shower Room, two further Bedrooms with Jack & Jill En-Suite Shower Room, spacious 4th Bedroom (built as 2 separate bedrooms) and Family Bathroom.

Outside: To the front is a private driveway and integral single Garage. To the rear is a fully enclosed garden.

LOCATION: The property is located within easy reach of motorway links via Junction 7 of the M5 motorway and the Worcestershire Parkway Railway Station. The location further benefits from excellent schooling, is within walking distance of Waitrose Supermarket, Worcester Woods and Park and provides easy access back to the City centre.

Living Room - 5.68m x 3.66m (18'7" x 12'0")

Kitchen/Diner - 8.96m x 3.76m (29'4" x 12'4")

Utility - 1.59m x 2.11m (5'2" x 6'11")

Bedroom 1 - 3.69m x 3.66m (12'1" x 12'0")

En-suite - 1.4m x 2.39m (4'7" x 7'10")

Bedroom 2 - 4.01m x 3.15m (13'1" x 10'4")

Bedroom 3 - 3.69m x 3.15m (12'1" x 10'4")

Jack & Jill En-suite - 2.15m x 2.05m (7'0" x 6'8")

Bedroom 4 - 5.71m x 3.69m (18'8" x 12'1")

Bathroom - 2.73m x 2.29m (8'11" x 7'6")





Ground Floor
Approx. 90.1 sq. metres (970.2 sq. feet)



First Floor
Approx. 83.5 sq. metres (899.2 sq. feet)



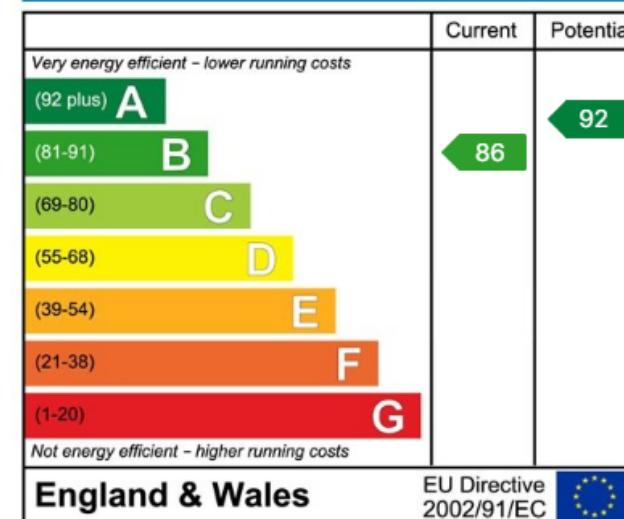
Total area: approx. 173.7 sq. metres (1869.3 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst every effort has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- 4/5 Bedroom detached family home
- 3 Bathrooms
- Fully enclosed rear garden
- Council Tax Band F
- Most spacious Kitchen/Diner
- Driveway & Garage
- Ideal location for commuters



Energy Efficiency Rating



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