



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

The Briar, Crews Hill Court, Alfrick, Worcestershire. WR6 5ES

£565,000

3 1 2



A deceptively spacious and very well presented three bedroom attached Barn Conversion, situated in this stunning location within the popular village of Alfrick.

Accommodation briefly comprises: Entrance Hall, Cloakroom, Sitting Room, Dining Room, Kitchen, Utility Room, Garden Room, three Bedrooms and Family Bathroom.

Outside: The property benefits from glorious well tended gardens, as well as detached Garage with ample off road parking to the front.

#### LOCATION:

The property is located in the popular village of Alfrick. Within the village is the Alfrick and Lulsley Community Shop benefiting from Shop, Cafe and Post Office. The village also benefits from Village Hall as well as recreational field and is located conveniently for both the City of Worcester and the Town of Malvern. The village also enjoys a popular school catchment and main line train links to London can be reached from both Worcester and Malvern.

**Dining Room:** - 3.51m x 3m (11'6" x 9'10")

**Sitting Room:** - 5.59m x 4.17m (18'4" x 13'8" max 11'7" min)

**Kitchen:** - 3.53m x 2.36m (11'7" x 7'9")

**Garden Room:** - 5.05m x 2.57m (16'7" x 8'5")

**Master Bedroom:** - 4.19m x 2.92m (13'9" x 9'7")

**Bedroom 2:** - 3.68m x 3.25m (12'1" max (rear of wardrobe) x 10'8")

**Bedroom 3:** - 3.94m x 2.18m (12'11" x 7'2")





Total area: approx. 143.0 sq. metres (1538.8 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.

- Delightful attached Barn Conversion
- 3 Bedrooms
- Generous living accommodation
- Fabulous private gardens
- Off road parking and Garage
- Sought after village location



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	