



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Lilac Cottage, School Walk, Whittington, Worcester. WR5 2RJ

Guide Price £240,000

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**** NO ONWARD CHAIN **** A charming and superbly presented semi detached Cottage, with a mature private garden enjoying a south westerly rear aspect, within this popular and sought after village. The location provides easy access to the City of Worcester, national road and rail networks.

Accommodation briefly comprises: Entrance Hall, Lounge Dining Room (with bi-fold doors), Kitchen, Cloakroom, Rear Porch, Utility Room and two double Bedrooms, both having En-Suite facilities (1 x Bathroom, 1 x Shower Room).

Outside: To the rear of the property is a predominantly lawned mature garden, with decked patio area and wooden garden shed, enjoying a south westerly rear aspect.

AGENT'S NOTE:

The current EPC does not reflect a number of improvements made since it was produced, we believe that the improvements made will have a positive impact/improvement on the rating.

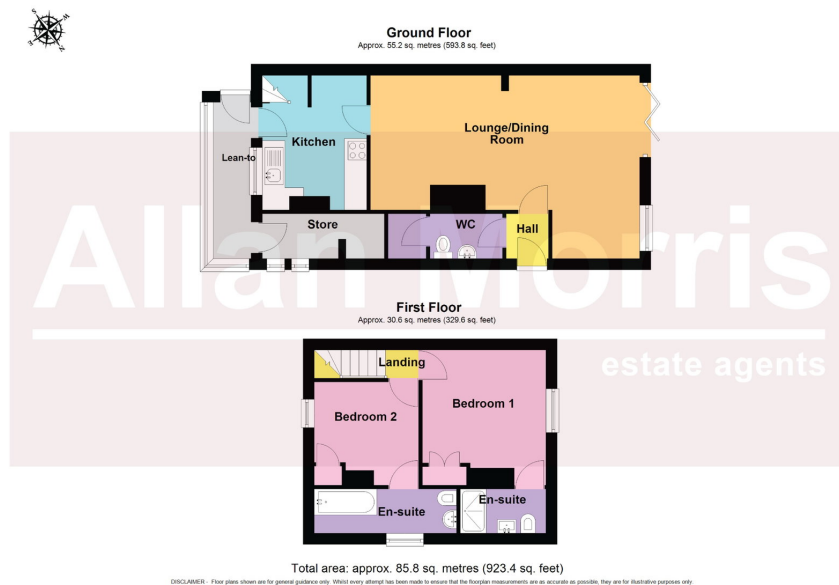
Lounge Dining Room:- 4.82m x 7.23m (15'10" x 23'9")

Kitchen:- 3.62m x 2.8m (11'10" x 9'2")

Bedroom 1:- 3.63m x 3.32m (11'11" x 10'11")

Bedroom 2:- 2.8m x 2.77m (9'2" x 9'1")





- NO ONWARD CHAIN
- Gas central heating and UPVC double glazing
- South westerly rear aspect
- 2 Bedrooms (both with En-Suite facilities)
- Popular and sought after village location
- Charming & superbly presented semi detached Cottage
- Council Tax Band: B

