



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# 15 Knapper Grove, Broomhall, Worcester. WR5 2TB

Guide Price £260,000

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**\*\* NO ONWARD CHAIN \*\*** A modern two double bedroom end of terrace home, built by St. Modwen Homes, offering well proportioned and immaculately presented accommodation, with a private rear garden enjoying a westerly aspect and 2 allocated car parking spaces (1 having an EV charging point).

Accommodation briefly comprises: Reception Hall, Cloakroom, Lounge, Kitchen Dining Room, two double Bedrooms and Bathroom.

Outside: To the front of the property is a barked foregarden, with inset shrubs and paved pathway leading to the front door. To the side of the property is a pedestrian access leading to rear garden.

To the rear of the property is an enclosed fenced garden, predominantly laid to lawn with paved patio area, wooden garden shed and outside cold water tap, enjoying a private westerly rear aspect.

A short distance from the property is a communal parking area, with 2 allocated car parking spaces for 'No.15' (1 having an EV charging point).

**Lounge:** - 4.5m x 4.44m (14'9" x 14'7")

**Kitchen Dining Room:** - 4.5m x 2.54m (14'9" x 8'4")

**Bedroom 1:** - 4.5m x 2.54m (14'9" x 8'4")

**Bedroom 2:** - 4.5m x 2.41m (14'9" x 7'11")

**Bathroom:** - 1.93m x 1.85m (6'4" x 6'1")

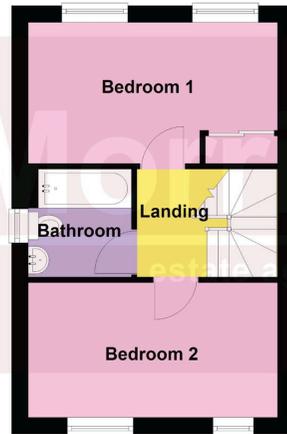




**Ground Floor**  
Approx. 31.9 sq. metres (343.6 sq. feet)



**First Floor**  
Approx. 31.9 sq. metres (343.6 sq. feet)



Total area: approx. 63.8 sq. metres (687.3 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.

- Built by St. Modwen Homes
- 2 Double Bedrooms
- 2 Allocated car parking spaces
- EV Charging Point spaces
- Private southerly rear aspect
- NO ONWARD CHAIN
- NHBC remaining approx. 9 years
- Council Tax Band: C
- Solar Panels



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	93	93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	