





**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

15 Elbury Park Road, Worcester. WR4 9BG

£294,000

 3  1  2



**\*\*\*NO ONWARD CHAIN\*\*\***A much improved three bedroom semi detached family home, enjoying a generous garden, situated in a convenient location.

Accommodation comprising: Entrance Hall, Living Room, Kitchen, Dining Room, Utility Area and downstairs Cloakroom. On the first floor: Three Bedrooms and Shower Room.

Outside: To the front is a private driveway and to the rear is a most generous tiered garden, offering a good degree of privacy with a pleasant outlook.

Location:

The property is located ideally for easy access both to Worcester city centre and motorway links, via Junction 6 of the M5. Within a mile is Shrub Hill Railway Station, providing direct rail link to London and Birmingham.

**Living Room** - 4.22m x 3.03m (13'10" x 9'11")

**Kitchen** - 3.38m x 3.03m (11'1" x 9'11")

**Utility** - 3.38m x 1.19m (11'1" x 3'10")

**Dining Room** - 2.25m x 4.63m (7'4" x 15'2")

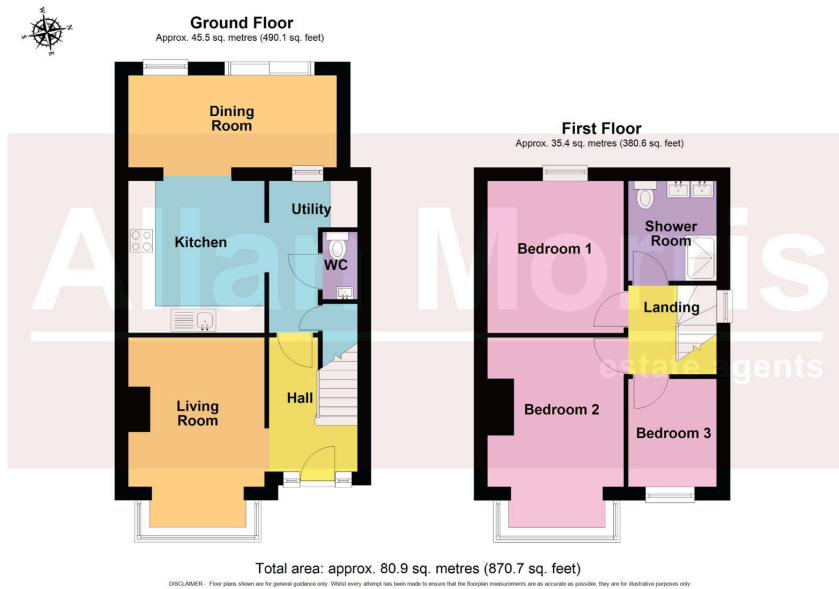
**Bedroom 1** - 3.38m x 3.03m (11'1" x 9'11")

**Bedroom 2** - 4.21m x 3.03m (13'9" x 9'11")

**Bedroom 3** - 2.4m x 1.97m (7'10" x 6'5")

**Shower Room** - 2.22m x 1.97m (7'3" x 6'5")





- Much improved semi detached family home
- 2 Reception Rooms
- Generous gardens to the rear
- No Onward Chain
- 3 Bedrooms
- Private driveway
- Convenient location
- Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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	