



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

3 Norbury Close, Lower Broadheath, Worcester. WR2 6DY

£279,000

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A modern and beautifully presented two bedroom semi detached home, situated on the very edge of the City of Worcester, on the doorstep of glorious countryside, yet ideally placed for easy access back to the city and wide range of amenities on offer.

Accommodation briefly comprises: Entrance Hall, Living Room, Kitchen/Diner, Utility and downstairs Cloakroom. On the first floor: Two double Bedrooms and Bathroom.

Outside: Private off road parking for 2 vehicles. To the rear is enclosed garden, with lawned area and spacious patio wrapping around to the side, with gated side access and bike shed.

LOCATION:

The property is located off the Martley Road to the West of the city. Within a short walk is the benefit of popular schooling and shops, to include Tesco Express. Within a couple of miles is the centre of Worcester City itself, offering a wide range of amenities. For commuters, access can be gained to the M5 motorway via Junctions 6 and 7 and the city itself benefits from 2 mainline Railway Stations, offering links to Birmingham and London.

Living Room: - 4.17m x 3.07m (13'8" x 10'1")

Kitchen / Diner: - 3.12m x 3.02m (10'3" x 9'11")

Bedroom 1: - 4.24m x 3.1m (13'11" x 10'2" maximum)

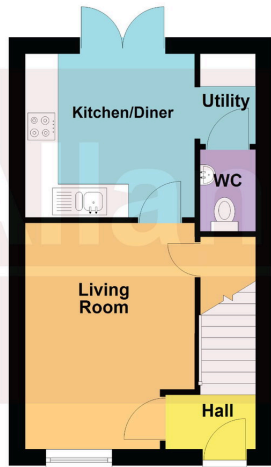
Bedroom 2: - 4.24m x 2.84m (13'11" x 9'4" maximum)

Shower Room: - 2.16m x 1.68m (7'1" x 5'6")

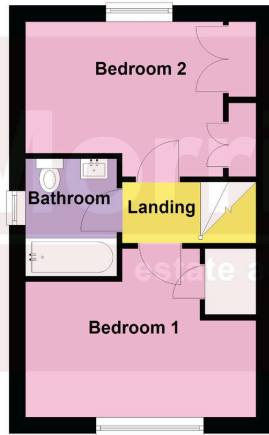




Ground Floor
Approx. 30.8 sq. metres (331.7 sq. feet)



First Floor
Approx. 30.9 sq. metres (332.2 sq. feet)



Total area: approx. 61.7 sq. metres (663.9 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.

- Modern semi detached home • 2 Bedrooms
- NHBC Guarantee
- Kitchen/Diner
- Off road parking for 2 vehicles
- Private garden
- Edge of city/village location
- Council Tax Band: C



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 97 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |