



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

63 Woodland Road, Worcester. WR3 8HQ

Guide Price £415,000

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A deceptively spacious and extended four bedroom semi detached family home, situated in the highly popular North Worcester area.

Accommodation briefly comprises: Entrance Hall, Lounge, Kitchen, Dining Room, downstairs Cloakroom, Utility Room and flexible further Room (currently set up as a Salon). On the first floor: Master Bedroom with En-Suite Shower Room, two further Bedrooms and Family Bathroom. On the second floor: Further Bedroom with useful eaves storage spaces.

Outside: To the front is private driveway. To the rear is well tended and most generous garden, with patio area with pergola. The garden is largely laid to lawn with useful sheds to the rear, all offering a good degree of privacy.

LOCATION:

The property is located in the popular North Worcester area, ideally placed for access to both Worcester City centre and motorway links, via junction 6 of the M5 motorway.

Lounge: - 4.78m x 3.66m (15'8" maximum x 12'0")

Dining Room: - 3.76m x 2.49m (12'4" x 8'2")

Kitchen: - 5.77m x 2.57m (18'11" x 8'5")

Utility Room: - 4.17m x 2.03m (13'8" x 6'8")

Salon: - 4.34m x 2.03m (14'3" x 6'8")

Bedroom 1: - 3.71m x 3.51m (12'2" x 11'6")

Bedroom 2: - 3.84m x 3.71m (12'7" x 12'2")

Bedroom 3: - 2.64m x 2.39m (8'8" x 7'10")

Bathroom: - 2.44m x 1.93m (8'0" x 6'4")

Bedroom 4: - 3.4m x 3.35m (11'2" x 11'0")





- Extended spacious family home
- 2 Bathrooms
- Stunning & generous private garden
- Popular quiet location
- 4 Bedrooms
- Off road parking
- Close to Primary & Secondary Schools
- Council Tax Band: C

