



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

24 Beltex Drive, Whittington, Worcester. WR5 2FE

Guide Price £515,000

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A modern four double bedroom detached family home, built by St. Modwen Homes, offering spacious, immaculately presented accommodation, with a private low maintenance landscaped rear garden, enjoying a southerly aspect.

Accommodation briefly comprises: Reception Hall, Lounge, Kitchen Dining Room, Utility Room, Cloakroom, Study/Family Room, four double Bedrooms (Bedroom 1 having En-Suite Shower Room) and Family Bathroom.

Outside: To the front of the property is a small fore garden with a gated pathway leading to the front door. To the side of the property is a driveway providing off road parking for 2 cars, in turn accessing a Single Garage (up & over door, power & light) and gated pedestrian rear access. To the rear is a low maintenance garden with shrub borders, 2 patio areas and an artificial lawned area. Outside cold water tap and courtesy lights. Southerly rear aspect.

LOCATION: Situated on this popular and sought after development, providing easy access to Worcester City centre, Nunnery Wood High School, national road and rail networks.

Kitchen/Dining Room - 3.37m x 5.58m (11'0" x 18'3")

Utility Room - 1.59m x 2.12m (5'2" x 6'11")

Lounge - 6.34m x 3.22m (20'9" x 10'6")

Study - 3.14m x 3.56m (10'3" x 11'8")

Bedroom 1 - 3.45m x 3.48m (11'3" x 11'5")

Bedroom 2 - 3.19m x 3.22m (10'5" x 10'6")

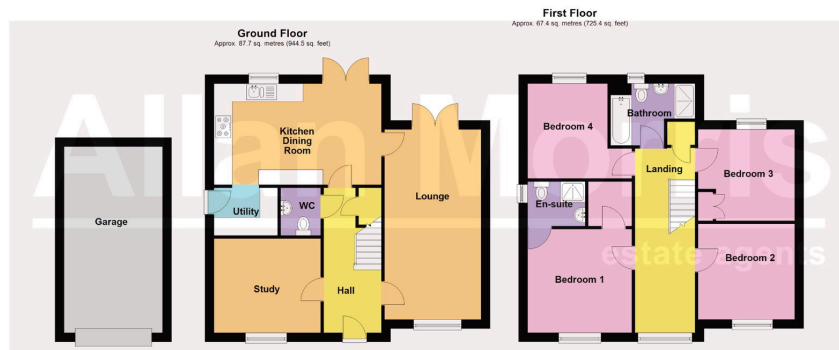
Bedroom 3 - 3.05m x 3.22m (10'0" x 10'6")

Bedroom 4 - 3.16m x 2.67m (10'4" x 8'9")

Bathroom - 2.06m x 2.82m (6'9" x 9'3")

Garage - 6.21m x 3.28m (20'4" x 10'9")





- Striking 4 double bedroom detached family home
- Immaculately presented & spacious accommodation
- Private southerly rear aspect
- Easy access to Nunnery Wood High School, national road & rail networks
- Upgraded Kitchen area
- Built by St. Modwen Homes
- Popular & sought after residential area
- Low maintenance landscaped rear garden
- Council Tax Band: F
- Reviewable Yearly Service Charge £208

