



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

35 Arden Road, Worcester. WR5 3BD

£335,000

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A beautifully presented and much improved three bedroom semi detached family home, situated in a highly popular, convenient, yet quiet location to the South of the city.

Accommodation briefly comprises: Entrance Hall, Living Room, open-plan Kitchen/Diner and Conservatory. On the first floor: Three Bedrooms and Family Bathroom.

Outside: To the front is private driveway. To the side is Garage/ Carport. To the rear is fully enclosed private garden, as well as spacious and flexible detached Garden Room/Games Room/Home Office (suitable for many different uses).

LOCATION:

The property is situated in a popular area to the South of the city, affording quick access to Junction 7 of the M5 motorway, as well as the city centre. The area benefits from a popular school catchment for both Primary and Secondary education.



Living Room: - 3.94m x 3.43m (12'11" x 11'3")

Kitchen / Diner: - 5.44m x 4.01m (17'10" x 13'2" maximum)

Conservatory: - 2.67m x 1.65m (8'9" x 5'5")

Bedroom 1: - 4.01m x 3.43m (13'2" x 11'3")

Bedroom 2: - 3.96m x 3.02m (13'0" x 9'11")

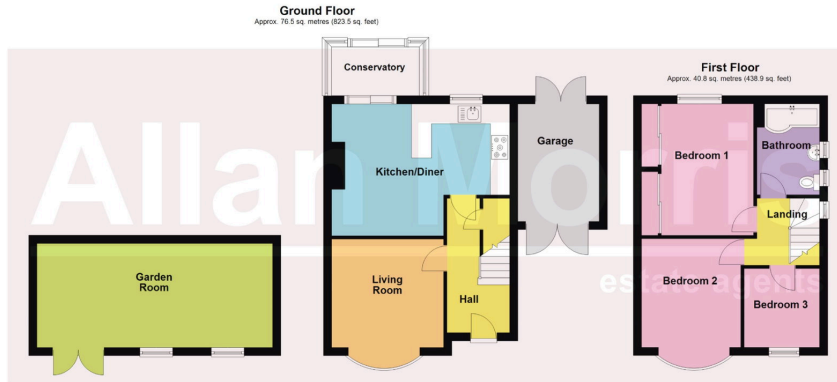
Bedroom 3: - 2.41m x 2.31m (7'11" x 7'7")

Bathroom: - 2.77m x 1.91m (9'1" x 6'3")

Garden Room: - 7.19m x 3.17m (23'7" x 10'5")

Garage: - 3.58m x 2.64m (11'9" x 8'8")





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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.

- Semi detached family home
- 3 Bedrooms
- Greatly improved by current owners
- Driveway with Carport/ Garage
- Generous garden
- Spacious flexible outbuilding
- Easy access to motorway
- Council Tax Band: C

