



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

6 Kenwood Close, Worcester. WR4 9BE

£245,000

3 1 1



A three bedroom semi detached family home, situated in a quiet cul-de-sac location, conveniently placed for easy access to Worcester city centre and motorway links.

Accommodation briefly comprises: Porch, Entrance Hall, spacious open-plan Lounge/Dining Room and Kitchen. On the first floor: Three Bedrooms and Family Bathroom.

Outside: To the front is well stocked foregarden and driveway. To the rear is tiered garden, enjoying patio area with mature shrubs and with fabulous far reaching views over Worcester city and towards the Malvern Hills.

#### 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.

**Kitchen:** - 2.54m x 2.51m (8'4" x 8'3")

**Lounge / Dining Room:** - 6.4m x 3.35m (21'0" x 11'0" max 9'1" min)

**Bedroom 1:** - 3.68m x 3.35m (12'1" x 11'0" max (to rear of wardrobe))

**Bedroom 2:** - 3.4m x 2.62m (11'2" x 8'7")

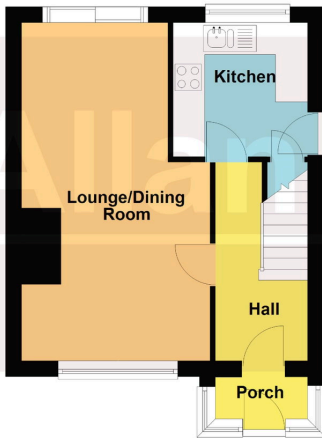
**Bedroom 3:** - 2.54m x 1.98m (8'4" max 5'7" min x 6'6")

**Bathroom:** - 1.93m x 1.6m (6'4" x 5'3")

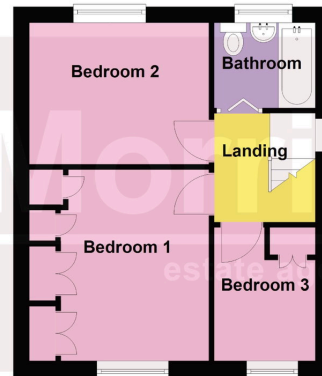




**Ground Floor**  
Approx. 36.6 sq. metres (394.1 sq. feet)



**First Floor**  
Approx. 34.7 sq. metres (373.5 sq. feet)



Total area: approx. 71.3 sq. metres (767.6 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.

- Semi detached family home
- 3 Bedrooms
- Spacious Lounge/Diner
- Off road parking
- Quiet no through road
- Council Tax Band: C
- Loft with potential for conversion and loft ladder
- Private garden with stunning views
- NO ONWARD CHAIN

