



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

208 Malvern Road, St. John's, Worcester. WR2 4LL
£435,000

4 1 2



A traditional extended four bedroom semi detached family home, offering well proportioned accommodation, with great scope for further updating/modernisation, with ample off road parking, a single garage and private mature gardens, enjoying a westerly rear aspect. Situated within this highly regarded and sought after residential area, the location provides easy access to the city centre, national road and rail networks.

Accommodation briefly comprises: Entrance Porch, Reception Hall, Lounge, Dining Room, Kitchen Breakfast Room, Conservatory, four Bedrooms and Family Bathroom.

Outside: The property has a mature private gardens, a lawned fore garden with shrub/floral borders, a driveway providing ample off road parking leading to the front door/Porch and a gated side access to a Single Garage and the rear garden. To the rear of the property is a generous private mature garden with shrub/floral beds and borders, a paved patio area, all enjoying a westerly aspect.



Lounge: - 5.23m x 3.63m (17'2" x 11'11")

Dining Room: - 3.96m x 3.28m (13'0" x 10'9")

Conservatory; - 3.43m x 3.28m (11'3" x 10'9")

Kitchen: - 5.38m x 2.46m (17'8" x 8'1")

Bedroom 1: - 5.21m x 3.63m (17'1" x 11'11")

Bedroom 2: - 3.99m x 3.28m (13'1" x 10'9")

Bedroom 3: - 2.46m x 2.39m (8'1" x 7'10")

Bedroom 4: - 2.54m x 2.11m (8'4" x 6'11")

Bathroom: - 2.72m x 1.47m (8'11" x 4'10")

Garage: - 4.85m x 2.64m (15'11" x 8'8")





- Extended traditional semi detached family home
- Private mature gardens
- 2 Reception Rooms & Conservatory
- Popular & sought after residential area
- Council Tax Band: D
- Great scope for further updating/modernisation
- Private westerly rear aspect
- 4 Bedrooms
- Viewing highly recommended

