



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

31 Comer Gardens, Worcester, WR2 6JA

Offers In Region Of £325,000

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A spacious four bedroom semi-detached house, situated in St. John's within easy reach of local schooling, amenities, Worcester City and major transport links. The property further benefits from parking for 3 cars, garage, mature rear garden and room to extend, if required.

Accommodation comprises: Entrance Hall with tiled flooring and under stairs cupboard. Downstairs Cloakroom. Kitchen to the front elevation with integrated oven, hob and extractor, space for slimline dishwasher, washing machine and fridge freezer. Sitting Room/ Dining Area to the rear elevation with double doors opening to the garden onto patio area. First floor: Two bedrooms to the front elevation and two further Bedrooms to the rear elevation. Large Family Shower Room with walk-in shower with large shower head and hand shower over.

Outside: To the front there is ample parking, Garaging and gated side access. The rear of the property can also be accessed from the Sitting Room/Dining Area, initially on to a patio area with covered porch, leading to an established lawn with further patio to the far end and useful storage/bar and metal shed. The rear garden is newly fenced with concrete posts.

Kitchen - 3.04m x 2.11m (9'11" x 6'11")

Lounge/Diner - 3.26m x 5.88m (10'8" x 19'3")

Bedroom 1 - 2.93m x 3.41m (9'7" x 11'2")

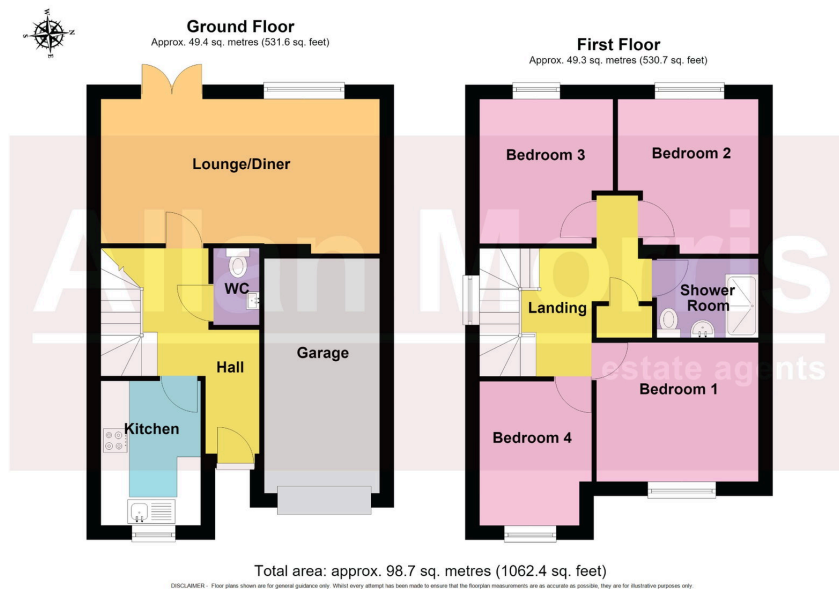
Bedroom 2 - 3.26m x 2.96m (10'8" x 9'8")

Bedroom 3 - 3.04m x 2.81m (9'11" x 9'2")

Bedroom 4 - 3.04m x 2.36m (9'11" x 7'8")

Shower Room - 1.67m x 2.14m (5'5" x 7'0")





- Spacious family home
- Sought after location
- Sitting Room/Dining Area to rear onto garden
- Garage & parking for numerous vehicles
- Council Tax Band: C
- 4 Bedroom semi-detached house
- Excellent local schooling
- 4 Double bedrooms
- Rear patio & mature garden

