



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

31 Arden Road, Worcester. WR5 3BD

£285,000

3 1 1



A semi detached traditional style three bedroom family home, offering scope for modernisation and situated in a popular location.

Accommodation briefly comprises: Entrance Hall, open-plan Sitting Room/Dining Room and Kitchen. On the first floor: Three Bedrooms, Shower Room and separate Cloakroom.

Outside: To the front is private driveway and access into Garage, with Cloakroom to the rear. The rear garden is fully enclosed, offering a good degree of privacy.

LOCATION:

The property is situated in a popular area to the South of the city, affording easy 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")

Dining Room: - 3.99m x 3.43m (13'1" x 11'3")

Kitchen: - 2.79m x 1.85m (9'2" x 6'1")

Bedroom 1: - 3.94m x 3.43m (12'11" x 11'3")

Bedroom 2: - 4.04m x 3.02m (13'3" x 9'11")

Bedroom 3: - 2.36m x 2.26m (7'9" x 7'5")

Garage: - 5.82m x 2.29m (19'1" x 7'6")





- Semi detached family home
- 3 Bedrooms
- Scope for modernisation
- Driveway & Garage
- Fully enclosed mature garden
- Popular school catchment
- Easy access to motorway
- NO ONWARD CHAIN
- Council Tax Band: C

