



**Allan Morris**  
estate agents

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OFFICE GROUP



4 Langdale Road, Barbourne, Worcester. WR1 3AJ

Offers Over £280,000

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A wonderful opportunity to acquire a two bedroom Mews house, situated within this popular North Worcester location just off Barbourne Terrace, with parking and a good size rear garden.

Accommodation briefly comprising: Entrance Hall, larger than average downstairs Cloakroom, Kitchen, Sitting Room/Dining Area with doors to rear garden and patio. First floor: Master Bedroom with En-Suite, further double Bedroom and a Family Bathroom.

Outside: The property benefits from designated off road parking for one car. To the rear is a patio and lawned garden, offering a high degree of privacy.

#### LOCATION:

The property is located within easy reach of Worcester City, amenities, local schooling, Gheluvelt Park and Pitchcroft Race Course.

**Sitting Room/Dining Area** - 5m x 4.3m (16'4" x 14'1")

**Kitchen** - 3.2m x 3m (10'5" x 9'10")

**Cloakroom** - 2m x 1.8m (6'6" x 5'10")

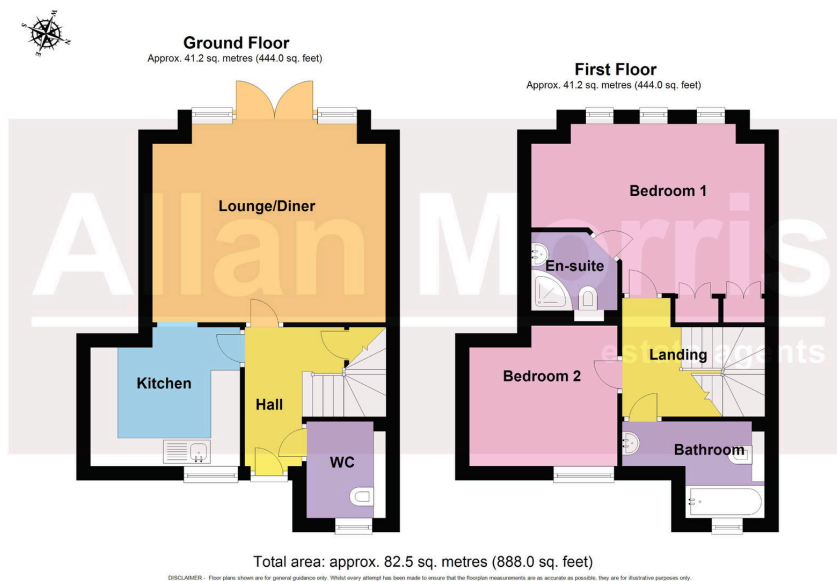
**Bedroom 1** - 5.0m x 4.2m (16'4" x 13'9")

**En-suite** - 1.9m x 1.7m (6'2" x 5'6")

**Bedroom 2** - 3.5m x 3.4m (11'5" x 11'1")

**Bathroom** - 2.9m x 2.1m (9'6" x 6'10")





- Superb North Worcester location
- Sitting Room/Dining Area
- Off road parking
- Easy access to Pitchcroft for walks
- Council Tax Band C
- 2 double bedroom Mews House
- Master bedroom with En-Suite
- Good size rear garden
- No Onward Chain

