



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

125 Droitwich Road, Worcester. WR3 7JE

£535,000

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A most substantial and extended five bedroom period family home, situated in the sought after North Worcester area.

Accommodation comprising: Porch, Hall, Living Room, Family Room, Kitchen. On the first floor: Four bedrooms, Study and Family Bathroom. On the second floor: Further Bedroom with En-Suite Shower Room and access to substantial eaves storage space. On the lower ground floor is the benefit of useful Cellar.

Outside: To the front is a generous driveway. To the side and rear are enclosed private gardens.

Living Room - 4.6m max into bay x 3.99m (15'1" max into bay 12'6" min x 13'1")

Family Room - 4.32m x 4.01m (14'2" max into bay 11'6" min x 13'2")

Dining Room - 3.45m x 3.43m (11'4" x 11'3")

Kitchen - 4.47m x 3.4m (14'8" x 11'2")

Bedroom 1 - 6.27m x 4.5m (20'7" x 14'9" max 12'1" min)

Ensuite - 3.53m x 1.57m (11'7" x 5'2")

Dressing Room - 2.74m x 1.42m (9'0" x 4'8")

Bedroom 2 - 4.65m x 3.86m (15'3" max into bay 12'7" min x 12'8")

Bedroom 3 - 4.04m x 3.51m (13'3" x 11'6")

Bedroom 4 - 3.07m x 2.51m (10'1" x 8'3")

Bedroom 5 - 3.43m x 2.64m (11'3" x 8'8")

Bathroom - 2.51m x 2.46m (8'3" x 8'1" max 6'7" min)

Cellar - 13'1" x 11'3" (3.99m x 3.43m)





Total area: approx. 202.9 sq. metres (2184.4 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.

- Substantial family home
- 5 Bedrooms
- Garden to side and rear
- Highly popular school catchment
- Council Tax Band D
- 3 Reception Rooms
- Generous driveway
- Sought after location
- Easy access into Worcester City & motorway links

