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 **MAYFAIR**
OFFICE GROUP

1 Texel Close, Worcester. WR5 2FZ

Guide Price £300,000

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A beautifully presented semi detached family home, situated in this quiet cul-de-sac in a convenient and popular modern development. Offering easy access to local schooling and Worcester City centre.

Accommodation comprising: Entrance Hall, Cloakroom, modern Kitchen with open plan Living Room/Dining Room with double doors our to rear garden. On the first floor: Master Bedroom with En-Suite Shower Room, two further Bedrooms and a Family Bathroom.

Outside: The property benefits from a larger than usual plot with off road parking for two vehicles to the front. Pedestrian side access leads to a pleasant rear garden with two paved seating areas as well as lawned and hedge borders, offering a degree of privacy.

LOCATION:

The property is situated in the popular Weogoran Park development, located well for access to local primary, secondary schooling and College as well as local supermarkets, the M5 motorway and back into Worcester City centre as required.

Kitchen - 3.99m x 2.06m (13'1" x 6'9")

Living Room/Dining Room - 4.95m x 4.37m (16'2" x 14'4")

Cloakroom - 1.87m x 1.07m (6'1" x 3'6")

Bedroom 1 - 3.69m x 3.25m (12'1" x 10'7")

Ensuite - 1.87m x 1.76m (6'2" x 5'9")

Bedroom 2 - 3.67m x 2.51m (12'0" x 8'2")

Bedroom 3 - 3.45m x 1.8m (11'3" x 5'10")

Bathroom - 2.19m x 1.69m (7'2" x 5'6")

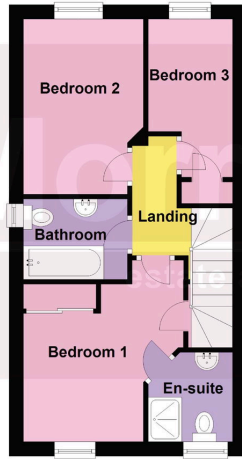




Ground Floor
Approx. 38.6 sq. metres (416.0 sq. feet)



First Floor
Approx. 38.6 sq. metres (416.0 sq. feet)



Total area: approx. 77.3 sq. metres (832.0 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.

- Immaculately presented
- Three Bedrooms
- 2 Bathrooms
- Cul-de-sac location
- Pleasant rear garden
- Larger than average plot
- Convenient for M5 motorway access
- Council Tax Band C

