



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

27 Charter Place, Worcester. WR1 3BX

£325,000

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A truly stunning three storey four bedroom Town House, situated within the exclusive Charter Place development, ideally placed for easy access to Worcester City centre.

Accommodation comprising: Open plan Kitchen and Dining Room with Utility/Pantry off. On the first floor: Living Room, Bedroom 3 and bathroom. On the second floor: Master Bedroom with En-Suite Shower Room, Bedroom 2 and Bedroom 4/Dressing Room.

Outside: There is parking to the front and a delightful courtyard garden to the rear. There is also the benefit of a pleasant communal garden.

LOCATION: The property is located in a highly sought after, convenient, location within easy walking distance to Worcester City centre, enjoying a wide range of restaurants, cafes and shops. Also within easy reach is the Swan Theatre, Worcester racecourse and Worcestershire County cricket ground. There is also the benefit of two central railway stations, both with direct access to London and Birmingham.

Kitchen/Dining Room - 5.31m x 4.7m (17'5" x 15'5" max 13'4" min)

Utility/Pantry - 2.31m x 2.49m (7'7" x 8'2")

Living Room - 4.72m x 3.81m (15'6" x 12'6" max 7'5" min)

Bedroom 3 - 3.15m x 2.54m (10'4" x 8'4")

Bathroom - 2.06m x 2.01m (6'9" x 6'7")

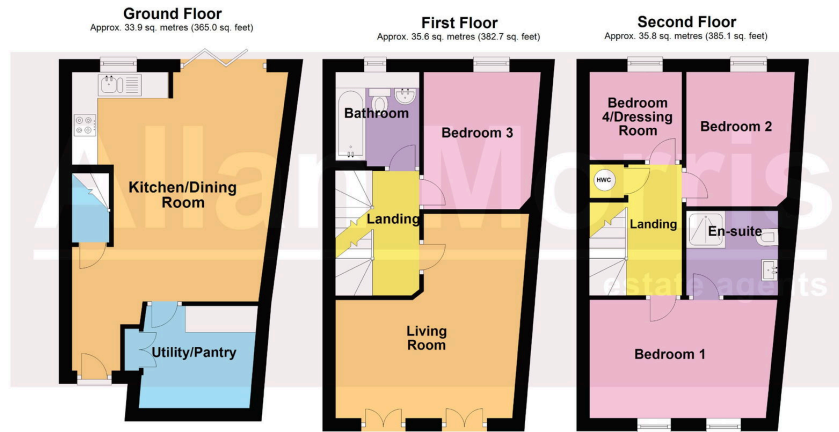
Bedroom 1 - 4.01m x 3.05m (13'2" x 10'0")

En-suite - 2.24m x 1.68m (7'4" x 5'6")

Bedroom 2 - 3.07m x 2.46m (10'1" x 8'1")

Bedroom 4/Dressing Room - 2.21m x 2.06m (7'3" x 6'9")





Total area: approx. 105.2 sq. metres (1132.8 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.

- Stunning three storey Town House
- Flexible accommodation
- Re-fitted Kitchen & Bathrooms
- Private courtyard garden
- City centre location
- 3/4 Bedrooms
- Greatly improved by current owners
- Off road parking
- Useful communal garden
- Council Tax Band D

