



**Allan Morris**  
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 **MAYFAIR**  
OFFICE GROUP

4 Withers Road, St. John's, Worcester. WR2 4AG

Offers Over £450,000

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A deceptively spacious very well presented four bedroom detached dormer bungalow, situated in this sought after area, with excellent local schooling and amenities.

Accommodation briefly comprises: Entrance Porch into Entrance Hall, good size Sitting Room via stained glass doors with wood burner, Kitchen with Utility off and leading into good size Conservatory with doors to garden, Dining area, two downstairs Bedrooms (1 with double doors to the rear) and downstairs Bathroom. To the first floor: Landing with storage, two further Bedrooms (1 with En-Suite) and both with eaves storage.

Outside: To the front is ample off road parking and garden with access to the side and rear. The rear garden is of particular note, with an established garden and a Greenhouse.

LOCATION: Situated within this sought after location, with excellent local schooling and amenities close by, together with easy access into Worcester City and major transport links.

**Sitting Room:** - 5.5m x 3.3m (18'0" x 10'9")

**Kitchen:** - 5.3m max x 3.4m (17'4" max x 11'1")

**Conservatory:** - 4.8m x 3.7m (15'8" x 12'1")

**Downstairs Bathroom:** - 2.3m x 1.8m (7'6" x 5'10")

**Dining Area:** - 3.4m max x 2.8m (11'1" max x 9'2")

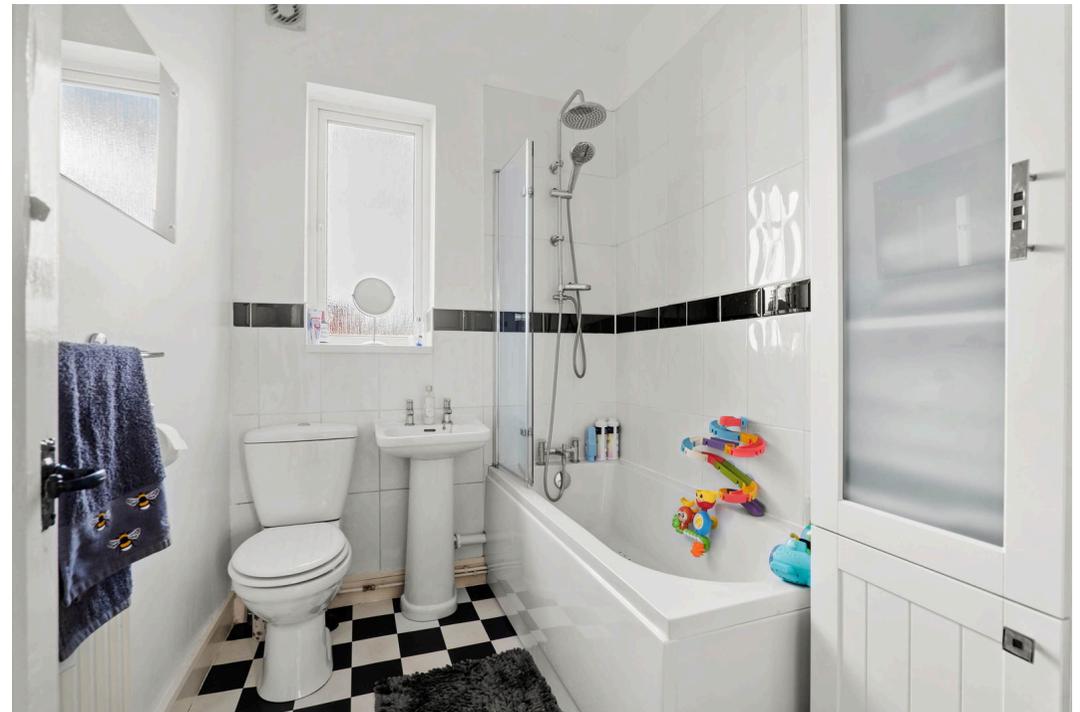
**Downstairs Bedroom 1:** - 4.2m x 3.3m (13'9" x 10'9")

**Downstairs Bedroom 2:** - 3.3m x 2.9m (10'9" x 9'6")

**Bedroom 3:** - 4m x 3.5m (13'1" (into recess) x 11'5")

**Shower Room:** - 2m x 1.2m (6'6" x 3'11")

**Bedroom 4:** - 4.7m x 4m (15'5" x 13'1")





Total area: approx. 142.1 sq. metres (1529.4 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.

- 4 Bedroom detached dormer bungalow
- Good size Sitting Room with woodburner
- 2 Downstairs Bedrooms
- 2 Bathrooms
- Good size pleasant rear garden
- Ample parking
- Sought after location
- Large Conservatory with double opening doors to garden
- Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	