



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

178 Northwick Road, Northwick, Worcester. WR3 7EQ
£365,000

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A very well presented three bedroom semi detached family home, situated in the highly sought after Northwick area of Worcester.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Living Room, open-plan Kitchen/Diner and Conservatory. On the first floor: Three Bedrooms and Family Bathroom.

Outside: To the front is, accessed by steps is an enclosed raised foregarden. To the rear is private garden with access to off road parking and Garage to the very rear.

LOCATION:

The property is situated to the North of the City in the popular residential area of Northwick, benefiting from a highly popular school catchment area, various local amenities and affording easy access to Worcester City centre and Junction 6 of the M5 motorway.

Conservatory: - 3.81m x 2.74m (12'6" x 9'0")

Dining Room: - 3.35m x 3.28m (11'0" x 10'9")

Kitchen: - 2.29m x 2.13m (7'6" x 7'0")

Living Room: - 4.6m max (into bay) x 3.35m (15'1" max (into bay) x 11'0")

Bedroom 1: - 3.66m x 3.35m (12'0" x 11'0")

Bedroom 2: - 3.55m x 3.33m (11'0" x 10'11")

Bedroom 3: - 2.34m x 2.26m (7'8" x 7'5")

Bathroom: - 2.26m x 1.7m (7'5" x 5'7")

Garage: - 5.99m x 4.34m (19'8" x 14'3")





Ground Floor
Approx. 77.8 sq. metres (837.0 sq. feet)



Total area: approx. 117.7 sq. metres (1267.2 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.

- Semi detached family home
- 3 Bedrooms
- Open-plan Kitchen/Diner
- Gardens to front and rear
- Off road parking and Garage
- Rated 'Outstanding' Primary School catchment
- NO ONWARD CHAIN
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	