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 **MAYFAIR**
OFFICE GROUP

25 Dace Road, Broomhall, Worcester. WR5 3FD

£359,950

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A modern well presented end terrace four bedroom Town House, offering most flexible accommodation, situated in the popular Broomhall area of Worcester.

Accommodation briefly comprising: Entrance Hall, downstairs Cloakroom, Kitchen/Breakfast Room and Dining Room (potential use as a 5th Bedroom). On the first floor: Living Room, Master Bedroom and En-Suite Shower Room. On the second floor: Three Bedrooms and Family Bathroom.

Outside: The property benefits from a private garden and Carport, with parking space in front.

LOCATION: The property can be found in the popular Broomhall area, ideally placed for access to the M5 motorway via Junction 7 and also conveniently placed for the Worcestershire Parkway Railway Station. The area benefits from popular school catchments and is within easy reach of Worcester City centre.

Dining Room: - 3.66m x 2.62m (12'0" x 8'7")

Kitchen / Breakfast Room: - 5.08m x 4.57m max (16'8" x 15'0" max)

Living Room: - 4.57m x 3.76m (15'0" x 12'4")

Bedroom 1: - 4.57m x 3.25m max (15'0" x 10'8" max)

En-Suite Shower Room: - 2.11m x 1.75m (6'11" x 5'9")

Bedroom 2: - 3.53m x 2.9m (11'7" x 9'6")

Bedroom 3: - 3.2m x 2.26m (10'6" x 7'5")

Bedroom 4: - 3.2m x 2.21m (10'6" x 7'3")

Bathroom: - 2.03m x 1.7m (6'8" x 5'7")

Carport: - 5.18m x 2.54m (17'0" x 8'4")





Total area: approx. 112.0 sq. metres (1205.2 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.

- Modern Town House
- 4 Bedrooms
- Dining Room/potential further Bedroom
- Open plan Kitchen Breakfast Room
- Off road parking and Carport
- Private rear garden
- Popular school catchment
- Easy access to motorway
- Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	