






Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

63 Gregorys Bank, Worcester. WR3 8PG

Offers Over £410,000

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NO ONWARD CHAIN Immaculate property overlooking the canal in a small exclusive development in North Worcester. Primary & secondary schools within walking distance, as well as local independent amenities. The City itself and Foregate Street railway station, a delightful walk away along the canal towpath, and easy access to M5.

Accommodation briefly comprises: Entrance Hall with W.C., large Living Room with bay window, open-plan Kitchen/Diner with double doors out onto rear patio. On the first floor: Four Bedrooms (one with En-Suite) and Family Bathroom.

Outside: To the front is pleasant foregarden, tandem parking for approximately 3 vehicles, as well as single Garage. The rear garden is mainly laid to lawn, with patio area.

LOCATION:

The property is situated in the sought after Gregorys Bank Development, offering a perfect blend of canal side living, as well as being within walking distance of Worcester City centre. The property also benefits from being in close proximity to local schooling, as well as ease of access to major transport links, to include Worcester Foregate Street Station and the M5 motorway.

Living Room: - 6m max x 3.62m (19'8" maximum x 11'10")

Kitchen / Diner: - 5.81m x 3.9m (19'0" x 12'9")

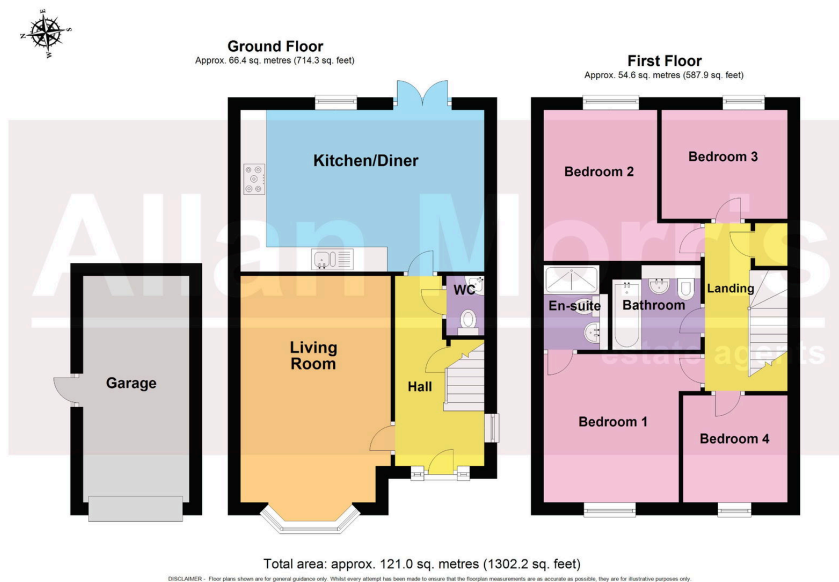
Bedroom 1: - 3.52m x 3.31m (11'6" x 10'10")

Bedroom 2: - 3.7m x 2.8m (12'1" x 9'2")

Bedroom 3: - 3.01m x 2.53m (9'10" x 8'3")

Bedroom 4: - 2.5m x 2.5m (8'2" x 8'2")





- Spacious detached family home
- Close to City centre
- Large Living Room
- Close to local schooling and amenities
- Sought after modern development
- Driveway and Garage
- Close to canal side
- NO ONWARD CHAIN

