



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

44b Perdiswell Street, Worcester. WR3 7HZ

Offers In Region Of £165,000

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A very well maintained one bedroom first floor Flat, situated within this sought after location, offering easy access to local amenities, Worcester City and major transport links.

Accommodation briefly comprises: Metal staircase leads to the first floor into: Hall into Kitchen to the front elevation, fitted with a matching range of units together with oven, gas hob, integrated fridge freezer, space for washing machine, gas boiler, modern tiling and tiled floor, Sitting Room with high ceiling, cast iron fireplace with feature fire surround and wooden mantle over, large double Bedroom to front and side elevation with high ceiling, Bathroom, very well equipped with bath and contemporary style shower over, Loft Conversion via permanent ladder, a superb useful further space ideal as an Office, with eaves storage, Velux skylight to rear elevation and circular glazed panel to the side.

Outside: There is a private garden area, ideal for entertaining and parking for one vehicle.

LOCATION:

The property is located in the popular North Worcester area, within walking distance of a Convenience Store, Perdiswell Leisure Centre and Ravensmeadow Golf Centre. Not only is the property within 2 miles of the city centre itself, there are also various amenities such as supermarkets, cafes and shops located at nearby Blackpole. Access to the M5 motorway is also close by via Junction 6.

Kitchen - 3m x 2.1m (9'10" x 6'10")

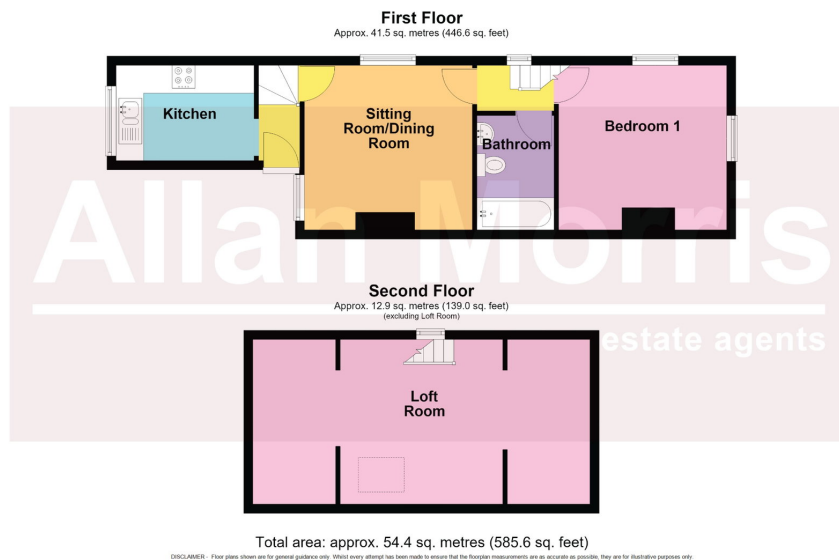
Sitting Room - 3.7m x 3.6m (12'1" x 11'9")

Bedroom - 3.7m x 3.6m (12'1" x 11'9")

Converted Loft space - 3.5m x 3.5m (11'5" x 11'5")

Bathroom - 2.5m x 1.7m (8'2" x 5'6")





- 1st floor one bedroom Flat
- Beautifully presented
- Converted Loft space
- Private garden area
- Parking
- Ideal for first time buyer or investment
- Popular North Worcester location
- Council Tax Band: A

