



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

10 Callows Orchard, Rushwick, Worcester. WR2 5GU

Offers Over £425,000

🛏 4 🚿 2 🚗 2



An extended modern four bedroom detached family home, offering immaculately presented and well proportioned accommodation, with a private southerly facing rear aspect, solar panels with battery storage (a 6,320 kw system) and an air source heat pump, servicing central heating and hot water. Situated in a quiet cul-de-sac location on the edge of the village, the position provides easy access to the village Primary School, Worcester city centre, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Kitchen Dining Room, Garden/Play Room, Utility, Cloakroom, four Bedrooms (Main Bedroom with En-Suite Shower Room) and Family Bathroom.

Outside: To the front of the property is a lawned frontage, with stone border and pathway leading to the front door. To the side of the property is a driveway, providing off road parking for 2 cars, with EV charger points, accessing the detached single Garage and a gated rear garden.

To the rear of the property is a private garden predominantly laid to lawn, with shrub borders, paved patio areas and with a southerly aspect.

Kitchen/Dining Room - 6.65m x 5.45m (21'9" x 17'10")

Lounge - 6.95m x 3.12m (22'9" x 10'2")

Play Room - 4.1m x 2.95m (13'5" x 9'8")

Bedroom 1 - 3.54m x 3.46m (11'7" x 11'4")

Bedroom 2 - 3.54m x 3.12m (11'7" x 10'2")

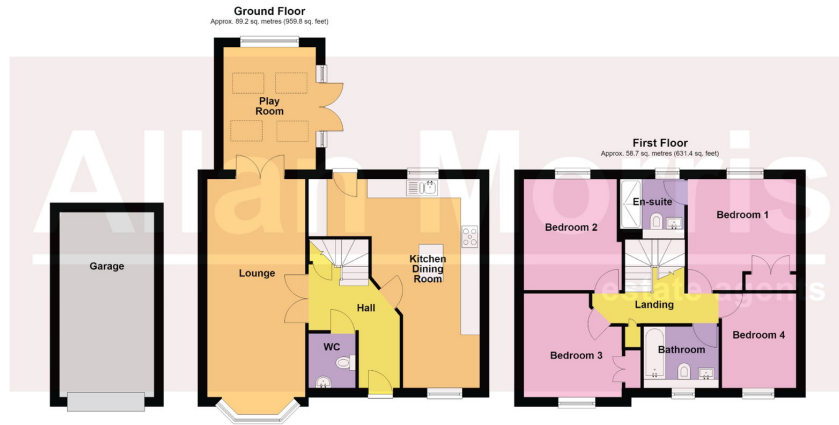
Bedroom 3 - 3.31m x 3.12m (10'10" x 10'2")

Bedroom 4 - 3.01m x 2.37m (9'10" x 7'9")

Bathroom - 1.96m x 2.39m (6'5" x 7'10")

En-suite - 1.9m x 2.06m (6'2" x 6'9")





- Solar panels with battery storage (6,320 kw system)
- EV Chargers
- Off road parking & single Garage
- Refitted Kitchen
- Private southerly rear aspect/ garden
- Quiet cul-de-sac location
- Popular & sought after village
- Air source heat pump servicing central heating & hot water
- Council Tax Band: E

