



Tintern Avenue, Worcester, WR3 8QX

£125,000

Ref: 30197610

We could say "Calling all First-Time Buyers", or "Calling all Landlords", but all agents use that, and we want to be totally different and more inclusive ... so ... "Calling Everyone!", see, far more inclusive!

Telephone: 01905 616330
Email: info@sheltonandlines.co.uk
37 Droitwich Road, Worcester, WR3 7LG

 **Shelton & Lines**
ESTATE AGENTS

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Property Description

So why are we calling everyone ? Well, we don't want you to miss out on this one.

Location-wise, it is a stroll into the city centre or even closer are the shops on the Astwood Road, where you can find a local store, hairdresser, or even a chippy for those "I can't be bothered to cook nights", which, let's face it, are most nights!

If the location is a big tick, then let us tell you about the inside. The apartment is situated on the first floor of this modern block; there is no lift, so you get a chance to get a few of those steps in ... the ones you avoid by taking the lift!

Once inside, there is a long entrance hall, big enough to pile all your coats and shoes in, or if you don't mind a bit more hassle, pop them in the cupboard. The living room is next on the list, a great place to sit on the sofa or lie on it if there is no one around, set up a table to eat at if needed, or just lock yourself away after a hard day's work.

There is a separate kitchen, so none of your cooking smells waft around your lounge, and there is a decent amount of worktop for you to go all head chef and create a culinary masterpiece, or a cheese toastie if that is your thing.

Not one, but two double bedrooms are next on the list, one for the bed, and one for the dressing room, or gaming hideout, or somewhere for a guest to stay. See, this property is inclusive. Lastly, we have the bath room, which is a great place to errr ... get clean, shower over the bath or just a bath, you decide.

Externally, there is one allocated parking space.

LEASEHOLD

Lease Term Remaining 100 Years

Ground Rent £100 Per Year

Monthly Maintenance - £20

Annual Insurance - £110 approximately

Council Tax Band A - Worcester Council

Agents Note - Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines – for terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyer's Info" page.

General Information - Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

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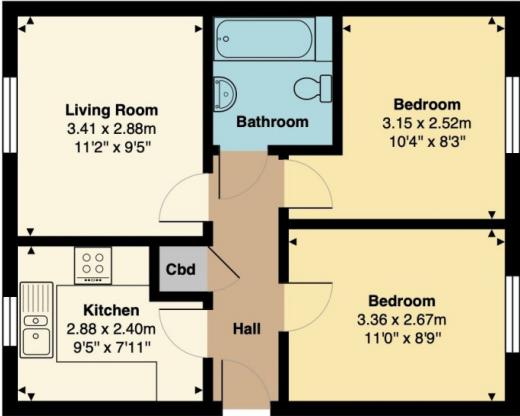
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FloorPlans

All measurements are approximate and for display purposes only



First Floor