



Gillam Street, Merrimans Hill, Worcester, WR3 8LD

Ref: 18141855

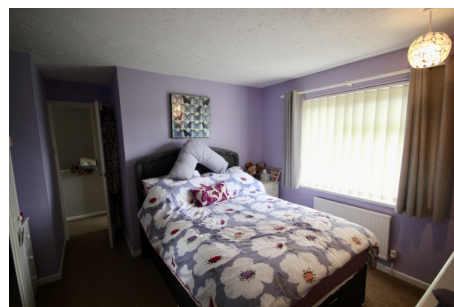
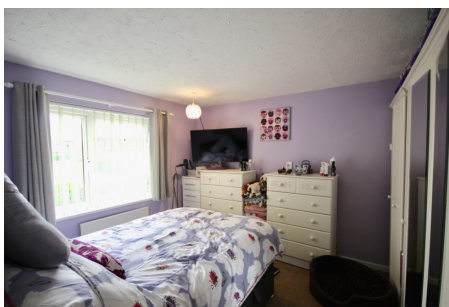
Offers in Excess of
£195,000

A Three Bedroom End Terrace House, situated within the popular residential area of Merrimans Hill close to good schools, local amenities and transport links. This delightful home briefly comprises; Entrance Hall, Sitting Room / Dining Area, Kitchen, Three Bedrooms and Bathroom. Further benefits include; Double Glazing, Gas Central Heating, Front Garden, Enclosed Rear Garden, Gated Off Road Parking and Garage.

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Gallery



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Property Description

Location - Gillam Street is situated in the desirable location of Merrimans Hill, which features both primary and secondary schooling, local shops and other amenities, pubs, good transport links and access into the city centre of Worcester.

Approach - The property is accessed through a metal gate onto a concrete pathway leading past the mainly laid to lawn front garden to the front door. There is also side access into the rear garden. The front door provides access into;

Entrance Hall - With ceiling light point, smoke alarm, panel radiator, under stairs storage, stairs to landing and doors into;

Sitting Room with Dining Area - 20'7" x 11'11" (max) 10'4" (min) (6.27m x 3.63m (max) 3.14m (min)).

With two ceiling light points, coving to ceiling, panel radiator, dual aspect double glazed windows and gas fire with wooden mantel.

Kitchen - 13'5" x 9'8" (max) 4'9" (min) (4.08m x 2.94m (max) 1.44m (min)).

Featuring; Matching white wall and base units, granite effect curved edge work surfaces, one and half stainless steel sink with drainer and mixer tap, Beko oven, Beko four ring gas hob with extractor above and white tiled splash back, space for appliances, storage under stairs, vinyl tiled effect flooring, ceiling light point, panel radiator, double glazed window to the side aspect and double glazed door to garden.

Landing - With ceiling spot light, smoke alarm, access to loft, double glazed window to the side aspect, access to airing cupboard and doors into;

Bedroom One - 14'0" (max) 10'6" (min) x 11'11" (4.26m (max) 3.20m (min) x 3.63m) With ceiling light point, panel radiator and double glazed window to the front aspect.

Bedroom Two - 12'2" x 8'6" (3.70m x 2.59m) With ceiling light point, panel radiator and double glazed window to the rear aspect.

Bedroom Three - 8'3" x 6'11" (2.51m x 2.10m) With ceiling light point, panel radiator, double glazed window to the front aspect and wood effect flooring.

Bathroom - 7'7" x 5'11" (2.31m x 1.80m) With ceiling light point, bath with Triton power shower over, wash hand basin with storage under, push flush WC, panel radiator, dual aspect double glazed opaque windows and wood effect flooring.

Outside - To the rear of the property is a fully enclosed by wooden fencing and gated garden, mainly laid to lawn, patio area, water point, exterior lighting, storage, paved off road parking area and garage.

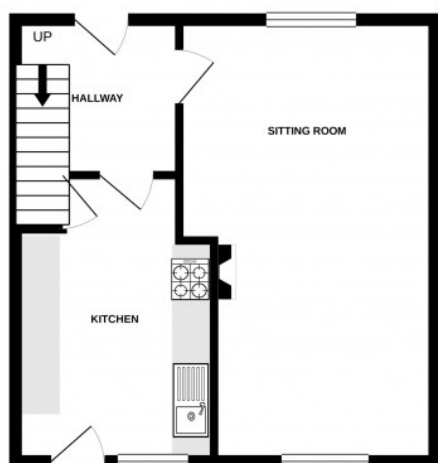
Agents Note - Please note that a Buyers Reservation/Administration Fee of £400 plus V.A.T. is payable at the point of offer being accepted to Shelton & Lines – for terms and conditions please see Shelton and Lines website under the "Buyers" tab.

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

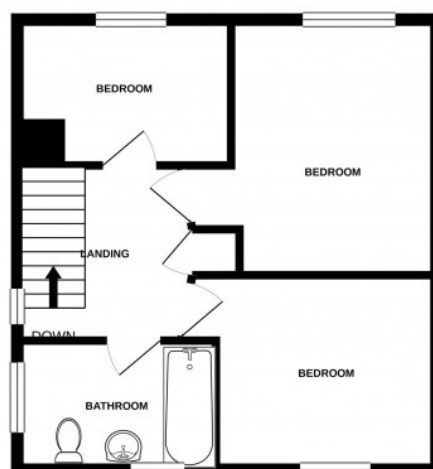
contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

FloorPlans

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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