



**Oak Avenue, Worcester,  
WR4 9UG**

**Ref: 26325043**

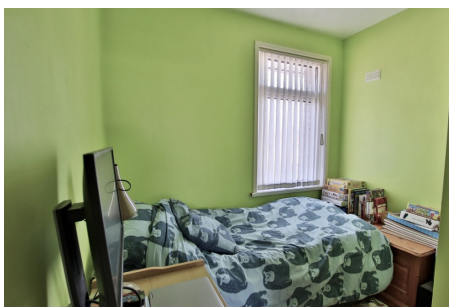
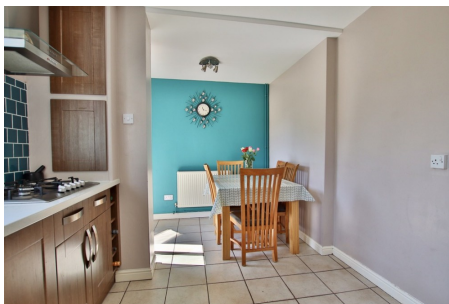
**£210,000**

**Telephone: 01905 616330**  
**Email: [info@sheltonandlines.co.uk](mailto:info@sheltonandlines.co.uk)**  
37 Droitwich Road, Worcester, WR3 7LG

 **Shelton & Lines**  
ESTATE AGENTS



# Gallery



Telephone: 01905 616330  
Email: [info@sheltonandlines.co.uk](mailto:info@sheltonandlines.co.uk)  
37 Droitwich Road, Worcester, WR3 7LG

 **Shelton & Lines**  
ESTATE AGENTS

# Property Description

Your chance is here to own a pretty three bedroom semi-detached family home located within the WR4 postcode.

This home has a good sized living room with a doorway leading through to the modern kitchen/diner, off the kitchen area there is also a utility lobby which also has doors leading from front garden to the rear garden.

Upstairs there are three bedrooms and a family bathroom.

Externally to the front there is off road parking, whilst to the rear there is a garden that is mainly laid to lawn with two seating areas for you to enjoy.

EPC D - Council Tax Band B - Worcester Council

## Entrance Hall

**Living Room** - 13' 9" x 11' 9" (4.19m x 3.58m)

**Kitchen/ Dining Room** - 18' 2" x 9' 1" (5.54m x 2.77m)

**Utility Lobby** - 4' 5" x 10' 5" (1.35m x 3.17m)

**Bedroom 1** - 11' 9" x 9' 7" (3.58m x 2.92m)

**Bedroom 2** - 10' 3" x 9' 1" (3.12m x 2.77m)

**Bedroom 3** - 8' 7" x 8' 1" max (2.62m x 2.46m max)

## Family Bathroom

**Agents Note** - Please note that a Buyers Fee of £480 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.

**Telephone: 01905 616330**

**Email: [info@sheltonandlines.co.uk](mailto:info@sheltonandlines.co.uk)**

37 Droitwich Road, Worcester, WR3 7LG



# FloorPlans



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.  
Made with Metropax ©2023