



Sydney Street, Barbourne, Worcester, WR3 8BG

£220,000

Ref: 26708824

A well presented and highly charming, two bedroom end of terrace home situated within the highly desirable area of Barbourne and nestled on a quiet no through road.

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37 Droitwich Road, Worcester, WR3 7LG

 **Shelton & Lines**
ESTATE AGENTS

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Property Description

The property which is close to excellent schools and range of local amenities, briefly comprises; Entrance Hall, Modern Kitchen, Living Room & Conservatory.

On the First Floor there are two Good Sized Bedrooms and a Modern Shower Room.

Further benefits include; Allocated Parking & Visitor Parking To The Rear, Gorgeous Low Maintenance Garden, Double Glazing & Gas Central Heating.

Council Tax Band B - Worcester Council

Entrance Hall

Kitchen - 5' 7" x 13' 3" (1.70m x 4.04m)

Living Room - 12' 1" x 18' 10" (3.68m x 5.74m)

Conservatory - 12' 1" x 9' 2" (3.68m x 2.79m)

Bedroom One - 12' 0" x 10' 0" (3.66m x 3.05m)

Bedroom Two - 9' 0" x 6' 11" (2.74m x 2.11m)

Shower Room

Agent's 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.

FloorPlans



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