



# Spring Meadow, Lyppard Hanford, Worcester, WR4 0HF

## £180,000

Ref: 26636602

The accommodation comprises an entrance hall leading to the living room and through into the kitchen/diner which has a doorway to the rear garden.

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

 **Shelton & Lines**  
ESTATE AGENTS



# Gallery



# Property Description

Situated in the corner of a cul de sac is this three bedroom, semi detached family home.

On the first floor there are three bedrooms and a family bathroom.

Externally there is off road parking and a garage, the rear garden also has a side access and door to the garage.

Council Tax Band C - Worcester Council

## Entrance Hall

**Living Room** - 14' 8" x 14' 4" max (4.47m x 4.37m max)

**Kitchen/Diner** - 14' 4" x 9' 3" (4.37m x 2.82m)

**Bedroom 1** - 12' 9" max x 9' 6" (3.89m max x 2.90m)

**Bedroom 2** - 8' 6" x 8' 1" (2.59m x 2.46m)

**Bedroom 3** - 8' 9" x 6' 5" (2.67m x 1.96m)

## 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.

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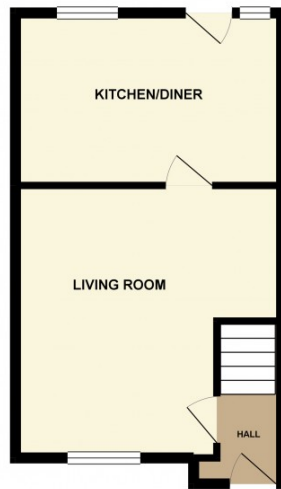
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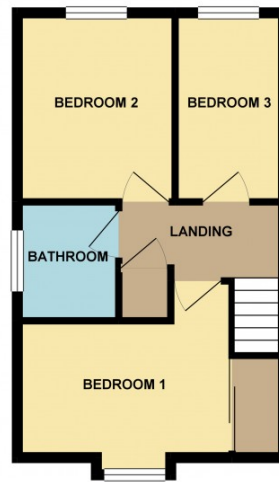


# FloorPlans

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall and room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 condition or efficiency can be given. Plans with 1000dpi (300x300) for print.