



# Lavender Road, Barbourne, Worcester, WR3 7AE

## £499,950

Ref: 26918732

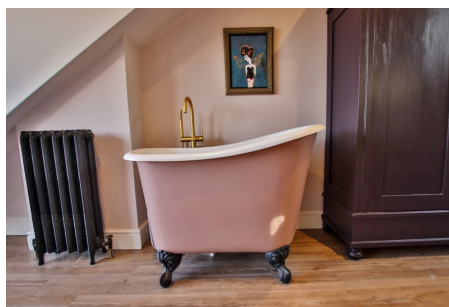
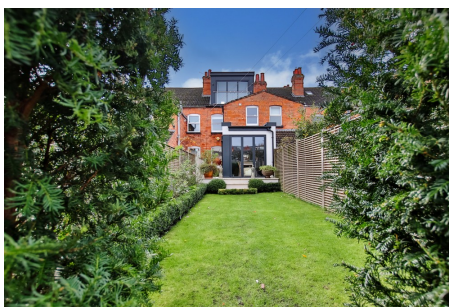
This is a beautiful three-bedroom family home that directly faces Gheluvelt Park. The property boasts many original features such as fireplaces and sash windows and comes with the added advantage of large front and rear gardens, and also offering views across the park.

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# Gallery



# Property Description

Inside, the house has been sympathetically restored and modernised, resulting in the perfect "Dream Home". The private Sitting Room at the front of the house leads through to the elegant hallway and the Family Area at the rear. Each room cleverly combines modern contemporary living whilst retaining that original period feeling.

The kitchen is a beautiful handcrafted solid wood kitchen by 'Devol' with solid brass Buster & Punch hardware that links into the steel & brass light switches & light fittings. The handmade Emerald Green London Kitchen tiles that complement the kitchen are also made by 'Devol'.

The staircase that leads to the first floor is dressed by the 'Roger Oates' stair runner with solid brass rods and leads to two of the three double bedrooms. The four piece bathroom suite on this level has a stunning stand alone cast iron bath made by The Cast Iron Bath Company that is surrounded by Fired Earth tiling.

The pièce de résistance being the Main Bedroom Suite on the top floor. Imagine waking up with the bifold doors opened up to the world, the sun reflecting off your 'Amtico' flooring whilst sipping a cup of coffee in bed, or simply taking a dip in the Free standing 'Tubby Tub' Bath by Albion Bath Company, it really is the best way to start your day! And just off from the dressing area is a W.C and Basin crafted by 'Lusso Stone'.

The rear garden is somewhere to relax by yourself, with family or with friends and further to the rear is where you will find the garage and rear access too. Your new neighbour would be happy if wanted to remove the garage to create off road parking.

Council Tax Band C - Worcester Council

## Entrance Hall

**Sitting Room** - 13' 8" into bay window x 9' 4" (4.17m into bay window x 2.84m)

**Family Area** - 12' 8" x 12' 0" (3.86m x 3.66m)

**Kitchen** - 14' 7" x 6' 2" (4.45m x 1.88m)

**Dining Area** - 9' 3" x 6' 5" (2.82m x 1.96m)

**Bedroom 2** - 12' 0" x 12' 8" (3.66m x 3.86m)

**Bedroom 3** - 12' 7" x 8' 4" (3.84m x 2.54m)

**Main Bedroom Suite with dressing Area (Second Floor)** - 21' 5" maximum length x 12' 5" (6.53m maximum length x 3.78m)

## Garage

**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.

# FloorPlans

