



## Sundew Close, Claines, Worcester, WR3 7LF

# £465,000

Ref: 26933547

This four-bedroom detached Bryant home is located in a small development area that features executive family homes. It is conveniently located within easy walking distance of The Grange Nursery and Prep School and Claines School. The property is very well presented and has an abundance of reception rooms.

Telephone: 01905 616330  
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37 Droitwich Road, Worcester, WR3 7LG

 **Shelton & Lines**  
ESTATE AGENTS



# Gallery



# Property Description

If location and accommodation are the key factors in finding your next home, we highly recommend booking a viewing for this wonderful family home.

Upon entering the property, you will find a large entrance hall that leads to the bay-fronted living room. The fitted kitchen has been extended to include a dining area or a family area, and there is also a separate dining room. Additionally, there is a cloakroom on the ground floor.

The first floor comprises four bedrooms, with the main bedroom featuring built-in wardrobes and an en-suite. The family bathroom is also situated on this floor.

Externally, the property has off-road parking and access to the garage from the front. To the rear, there is a decked area and a patio area perfect for relaxing.

Council Tax Band E - Wychavon Council

## Entrance Hall

**Living Room** - 17' 0" into bay x 11' 5" (5.18m into bay x 3.48m)

**Dining Room** - 9' 4" x 9' 0" (2.84m x 2.74m)

**L Shaped Kitchen/Family Room** - 18' 1" max x 19' 8" max (5.51m max x 5.99m max)

## Cloakroom

**Bedroom 1 with Ensuite** - 14' 6" x 11' 5" (4.42m x 3.48m)

**Bedroom 2** - 10' 8" max x 9' 7" (3.25m max x 2.92m)

**Bedroom 3** - 8' 9" x 8' 7" (2.67m x 2.62m)

**Bedroom 4** - 8' 2" x 7' 5" (2.49m x 2.26m)

## Family Bathroom

## 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.

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# 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.  
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