



Tyne Close, Worcester, WR5 1SE

Ref: 27026215

Offers in Excess of
£300,000

This stunning semi-detached house has been impeccably altered to create the ultimate family home, whether it be the full new central heating system, the 26 foot Living Room, the addition of the Kitchen/Dining Family Room or even just the fact that internally, from top to bottom it is all new, there is sure to be something here that will make it your home.

Telephone: 01905 616330
Email: info@sheltonandlines.co.uk
37 Droitwich Road, Worcester, WR3 7LG

 **Shelton & Lines**
ESTATE AGENTS

Gallery



Property Description

Located east of the city centre, in a quiet cul de sac, and a south facing rear garden over looking the Perry Wood Nature Reserve this property offers some peace and tranquility whilst having the luxury of being able to walk into the centre and enjoy the amenities there.

The Entrance Porch is an ideal area for those muddy shoes and coats, and allows access into the large Living Room where stairs rise to the first floor. An opening takes you through to the newly formed Kitchen/Dining/Family Room, which has bifold doors to your rear garden and a large lantern on the ceiling allows the light to flood in, creating a room that you may never want to leave.

On the first floor there are three newly carpeted bedrooms and a modern bathroom suite too.

To the front there is off road parking and access to a garage that is over 26 feet in length, the rear garden faces to the south and the patio area is a real sun trap, steps then take you to the rear lawn area, which then backs on to the nature reserve.

Thus beautiful home is ready to move in straight away and is also offered with the benefit on NO ONWARD CHAIN.

Council Tax Band B - Worcester Council

Entrance Porch

Living Room - 26' 5" x 13' 3" (8.05m x 4.04m)

Kitchen/Dining/Family Room - 19' 5" x 14' 9" (5.92m x 4.50m)

Bedroom 1 - 11' 3" to wardrobes x 8' 9" (3.43m to wardrobes x 2.67m)

Bedroom 2 - 11' 2" x 6' 9" (3.40m x 2.06m)

Bedroom 3 - 7' 9" x 6' 1" (2.36m x 1.85m)

Family Bathroom

Tandem Garage - 26' 8" x 7' 6" (8.13m x 2.29m)

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



Where every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual spaces, rooms 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 various systems and appliances shown have not been tested and the guarantee as to their operation or efficiency can be given.
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