



Colin Road, Claines, Worcester, WR3 7DB

Ref: 27076215

Offers in Excess of
£350,000

On the ground floor, there is a Living/Dining Room that can be separated by double doors or opened up for larger gatherings. The Dining area leads through to a small Sun Room, which is perfect for relaxing with a couple of chairs and also leads to the rear garden. The modern fitted Kitchen also has a door leading to the rear garden.

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

 **Shelton & Lines**
ESTATE AGENTS

Gallery



Property Description

This is a three-bedroom detached family home located in Claines that is available with NO ONWARD CHAIN.

Upstairs, there are three bedrooms and a family bathroom.

Externally, there is a garden area at the front with a driveway leading to the garage, and at the rear, the garden is currently low maintenance.

Council Tax Band D

Entrance Hall

Living Area - 14' 2" max x 11' 4" (4.32m max x 3.45m)

Dining Area - 11' 7" x 10' 7" (3.53m x 3.23m)

Sun Room - 8' 9" x 4' 10" (2.67m x 1.47m)

Kitchen - 13' 3" x 6' 6" (4.04m x 1.98m)

Bedroom 1 - 14' 2" x 11' 5" (4.32m x 3.48m)

Bedroom 2 - 11' 8" x 10' 7" (3.56m x 3.23m)

Bedroom 3 - 8' 1" x 5' 9" (2.46m x 1.75m)

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 herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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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