



## Perry Wood Close, Worcester, WR5 1EJ

# £249,500

Ref: 27187710

Located at the end of a peaceful Cul-De-Sac, is a semi-detached family home with three bedrooms, built in the mid-1950s and offered with NO ONWARD CHAIN.

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 **Shelton & Lines**  
ESTATE AGENTS



# Gallery



# Property Description

Downstairs, there are two reception rooms. The bay-fronted living room faces the front of the property, while the dining room overlooks the rear garden, with the benefit of patio doors leading outside. The kitchen also faces the rear, with a doorway leading to the side access and also to the rear garden.

Upstairs, there are two double bedrooms and a single room, along with a family bathroom.

The frontage of the property is low maintenance and could possibly be converted into off-road parking. The rear of the property has a good-sized patio area and a raised area too. At the back of the garden, there is a garage, which is ideal for storage purposes.

Council Tax Band C - Worcester Council

## Entrance Hall

**Living Room** - 12' 2" x 10' 9" (3.71m x 3.28m)

**Dining Room** - 12' 1" x 10' 8" (3.68m x 3.25m)

**Kitchen** - 13' 6" x 6' 7" (4.11m x 2.01m)

**Bedroom 1** - 12' 2" x 10' 9" (3.71m x 3.28m)

**Bedroom 2** - 12' 10" x 9' 6" (3.91m x 2.90m)

**Bedroom 3** - 7' 7" x 6' 6" (2.31m x 1.98m)

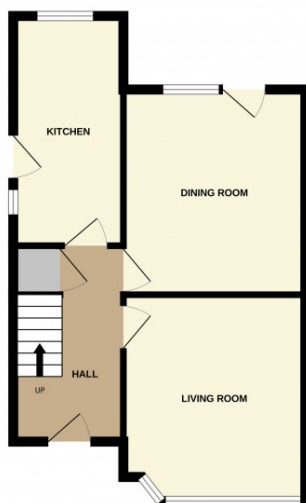
## Family Bathroom

**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.

# FloorPlans

GROUND FLOOR



1ST FLOOR



While 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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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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