



# Margaret Road, St. Johns, Worcester, WR2 4LR

## £350,000

Ref: 27211065

This is a stunning 3/4 bedroom semi-detached family home in a highly sought-after location near St. Johns town centre. The property boasts excellent transport links and is situated close to Worcester city centre.

Telephone: 01905 616330  
Email: [info@sheltonandlines.co.uk](mailto:info@sheltonandlines.co.uk)  
37 Droitwich Road, Worcester, WR3 7LG

 **Shelton & Lines**  
ESTATE AGENTS

# Gallery



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# Property Description

The current owners have done a vast amount of work and improvements to this home, making it a property where you just need to unpack the kettle and start living.

The living room is bright and airy with a bay window to the front. Moving down the entrance hall, we come to the heart of the house, a beautiful fitted kitchen/dining room with a breakfast bar and a doorway leading to the rear garden. A small utility area gives access to a Wet Room and also leads to the lounge at the rear which was previously a fourth bedroom.

Upstairs, there are three further bedrooms and a four-piece bathroom suite.

Externally, the property benefits from off-road parking and an electric car charging point at the front. The rear garden is mainly laid to lawn with a patio area, perfect for enjoying the afternoon sun.

Council Tax Band C - Worcester Council

## Entrance Hall

**Living Room** - 15' 7" x 11' 5" (4.75m x 3.48m)

**Kitchen/Dining Room** - 17' 10" x 11' 9" (5.44m x 3.58m)

**Lounge/Bedroom 4** - 13' 10" x 10' 3" (4.22m x 3.12m)

## Utility Area

## Wet Room

**Bedroom 1** - 16' 7" x 10' 9" (5.05m x 3.28m)

**Bedroom 2** - 11' 10" x 10' 9" (3.61m x 3.28m)

**Bedroom 3** - 7' 10" x 6' 9" (2.39m x 2.06m)

## 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.

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# FloorPlans



While every attempt has been made to ensure the accuracy of the floorplans (compared to the measurements of floor, ceiling, walls and any other parts) and appropriate and in responsibility to take for any error or omission or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, completeness and graphical character has not been tested and is guaranteed as to the best of our ability or otherwise. See also green.  
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