



Ashcroft Road, Worcester, WR1 3HX

£250,000

Ref: 27254164

This lovely period terraced home is situated in a peaceful cul-de-sac just off Britannia Square, providing easy access to Gheluvelt Park, Pitchcroft, and the River Severn, as well as the city centre.

Telephone: 01905 616330
Email: info@sheltonandlines.co.uk
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Property Description

The property boasts two bedrooms and is beautifully presented, giving a warm and welcoming feel as you enter. The cozy living room is located at the front of the house and features a bay window and a charming fireplace. Further down the entrance hall, you will find the dining room, which also has a fireplace and leads to both the kitchen and a usable cellar.

The modern kitchen provides access to the rear garden, which is low-maintenance and features a raised decking area that could be utilised for off-street parking or a relaxing spot to unwind.

Moving upstairs, you will find two double bedrooms, a bathroom, and a doorway leading to a staircase to the attic/storage room, which could potentially be used as an office space.

Council Tax Band B - Worcester Council

Entrance Hall

Living Room - 13' 3" into bay x 9' 6" (4.04m into bay x 2.90m)

Dining Room - 13' 11" x 11' 2" (4.24m x 3.40m)

Kitchen - 9' 5" x 7' 0" (2.87m x 2.13m)

Bedroom 1 - 13' 0" x 11' 2" (3.96m x 3.40m)

Bedroom 2 - 11' 2" x 9' 7" (3.40m x 2.92m)

Separate Bathroom

Cellar (Two Sections) - 13' 1" x 7' 9" (3.99m x 2.36m) and 7' 7" x 4' 5" (2.31m x 1.35m)

Attic Room - 13' 6" x 13' 2" (4.11m x 4.01m)

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



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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