



# Blair Close, Berkeley Beverborne, Worcester, WR4 0EG

## £385,000

Ref: 27264703

Take a moment to admire this lovely detached family home. It is situated in the desirable residential area of Warndon Villages, providing easy access to nearby supermarkets and amenities. The Worcestershire Royal Hospital is also within reach, while commuters will appreciate the property's proximity to junction 6 of the M5 and excellent road links to surrounding retail parks and Worcester's city centre.

Telephone: 01905 616330  
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37 Droitwich Road, Worcester, WR3 7LG

 **Shelton & Lines**  
ESTATE AGENTS



# Gallery



# Property Description

This beautiful family home is presented to a high standard throughout, offering spacious and comfortable living spaces both inside and out. The ground floor accommodation comprises an entrance hall, lounge, dining room, kitchen, utility room and cloakroom. On the first floor, there are four bedrooms, including an en suite and fitted wardrobes to the main bedroom, as well as a family bathroom.

Outside, the property boasts driveway parking and a garage, along with a private and attractive garden to the rear. All in all, this property is a perfect family home in an ideal location.

Council Tax Band E - Worcester Council

## Entrance Hall

**Living Room** - 13' 8" x 14' 0" into bay (4.17m x 4.27m into bay)

**Dining Room** - 9' 5" x 8' 7" (2.87m x 2.62m)

**Kitchen** - 11' 8" x 9' 5" (3.56m x 2.87m)

**Utility Room** - 6' 6" x 4' 4" (1.98m x 1.32m)

## Downstairs Cloakroom

**Bedroom 1 With Ensuite** - 13' 9" x 11' 9" max (4.19m x 3.58m max)

**Bedroom 2** - 9' 8" x 9' 6" (2.95m x 2.90m)

**Bedroom 3** - 9' 3" x 8' 4" min (2.82m x 2.54m min)

**Bedroom 4** - 11' 3" max x 6' 8" (3.43m max x 2.03m)

## Family Bathroom

**Garage** - 16' 4" x 8' 1" (4.98m x 2.46m)

**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 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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