



# Kings End Road, Powick, Worcester, WR2 4RA

## £600,000

Ref: 27277175

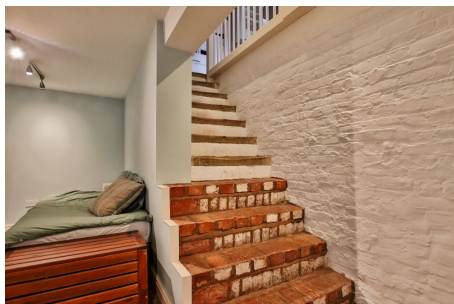
An attractive four-bedroom, double-fronted link detached home that boasts a garage and off-road parking, is available for sale in the beautiful village of Powick which is in a conservation area situated between Worcester and Malvern.

Telephone: 01905 616330  
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# Gallery



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# Property Description

This family home is a late Georgian property that has been immaculately presented. The house has a part-glazed front door that leads to an entrance hall. Both the drawing room and the dining room have French doors that lead to the garden area. The drawing room also features an open fireplace.

The kitchen boasts bespoke solid wood units on a limestone floor, granite worktops, and a breakfast bar. The chimney breast houses a range cooker with a gas hob. There is a large pantry on one side of the kitchen, while the utility room leads to the garage and downstairs shower room.

Stairs from the kitchen lead down to the lower ground floor family room, a versatile space that can be used as a playroom or dining room.

On the first floor, there are three large double bedrooms and a fourth bedroom/study, as well as a family bathroom.

The garden is located on the south and east sides of the house and features a gently sloping lawn. A flagstone path leads through an archway to the front door, and there is a terrace and gravelled area for outdoor furniture. To the rear there is a parking space and also access to the garage.

Council Tax Band F - Malvern Hills

## Entrance Hall

**Drawing Room** - 16' 9" max x 15' 8" (5.11m max x 4.78m)

**Dining Room** - 11' 9" x 10' 9" (3.58m x 3.28m)

**Kitchen Breakfast Room** - 18' 6" x 9' 9" (5.64m x 2.97m)

**Pantry** - 12' 11" max x 5' 2" max (3.94m max x 1.57m max)

**Utility Room** - 12' 6" x 5' 8" (3.81m x 1.73m)

## Shower Room

**Family Room** - 21' 2" max x 16' 7" max (6.45m max x 5.05m max)

**Bedroom 1** - 17' 4" max x 13' 9" (5.28m max x 4.19m)

**Bedroom 2** - 12' 3" x 11' 4" (3.73m x 3.45m)

**Bedroom 3** - 15' 1" x 11' 9" (4.60m x 3.58m)

**Bedroom 4** - 12' 8" max x 6' 10" max (3.86m max x 2.08m max)

## Family Bathroom

**Garage** - 15' 8" x 8' 4" (4.78m x 2.54m)

**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.

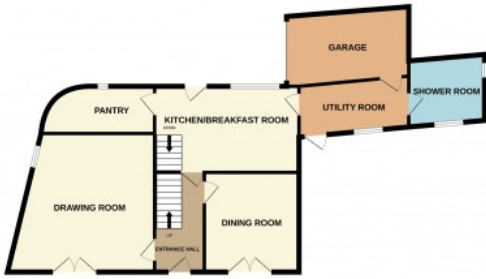
**General information** - Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for 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

BASEMENT



GROUND FLOOR



1ST FLOOR



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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