



St Annes Road, Claines, Worcester, WR3 7PG

£295,000

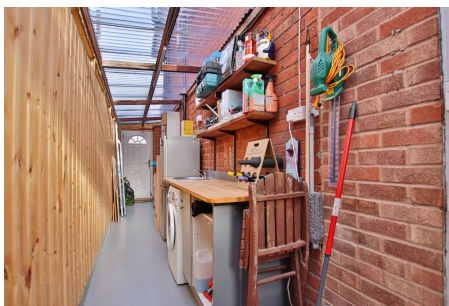
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As you step inside the property, you'll be greeted by a warm and welcoming entrance hallway. The spacious living room/diner is perfect for quality family time and entertaining guests. The kitchen has all the space you need to whip up delicious meals and is sure to be the heart of the home.

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Property Description

Looking for the perfect family home in a sought-after location? Look no further than this charming three-bedroom semi-detached house in Claines!

The utility space will make your life a breeze, providing easy access from the front to the rear of the property. Upstairs, you'll find three cozy bedrooms and a family bathroom, ensuring there's plenty of space for the whole family.

But that's not all - the boarded loft space is perfect for storage and could even be converted into an extra room for your growing family. Outside, you'll find a driveway and a low-maintenance rear garden, providing the perfect space for outdoor play and relaxation.

Don't miss out on the chance to make this stunning property your family's forever home!

Council Tax Band B - Worcester Council

Entrance Hall

Sitting Room / Dining Room - 24' 1" x 11' 3" (7.34m x 3.43m)

Kitchen - 17' 8" x 6' 1" min (5.38m x 1.85m min)

Lean To/Utility Room - 26' 9" x 4' 3" (8.15m x 1.30m)

Bedroom 1 - 12' 2" x 9' 0" (3.71m x 2.74m)

Bedroom 2 - 9' 7" x 9' 2" (2.92m x 2.79m)

Bedroom 3 - 9' 1" x 7' 9" (2.77m x 2.36m)

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



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 misstatement. 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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