



Crown Street, Barbourne, Worcester, WR3 8BJ

£325,000

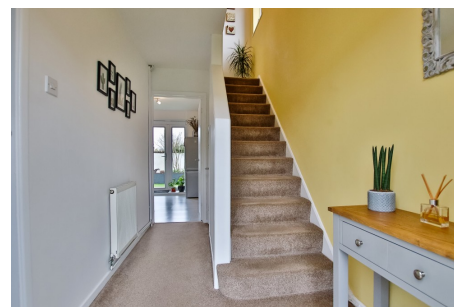
Ref: 27372190

This is a delightful three-bedroom detached property that has undergone refurbishment and improvements. It is situated in the highly desirable Barbourne location in Worcester and is being offered with NO ONWARD CHAIN. The location is ideal for individuals who want to be close to local amenities and transport links, with easy access to the city centre.

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Property Description

On the ground floor, the property comprises an entrance hall, a spacious sitting room, a modern kitchen/diner, and a convenient utility space. Upstairs, there are three bedrooms and a family bathroom.

The house boasts off-road parking for several cars, a private front garden surrounded by leafy green hedging and high fencing, and a rear garden. It also features gas central heating and double-glazing throughout. Living in this property means you will enjoy all the benefits of a great location, making it a perfect place to call home.

Moreover, the side elevation of the property offers the potential to extend (Subject to Planning), should you wish to increase the size of your home.

Council Tax Band C - Worcester Council

Entrance Hall

Living Room - 13' 1" x 11' 6" (3.99m x 3.51m)

Kitchen/Dining Room - 16' 6" x 9' 9" (5.03m x 2.97m)

Bedroom 1 - 10' 8" x 10' 4" (3.25m x 3.15m)

Bedroom 2 - 10' 7" x 10' 4" (3.23m x 3.15m)

Bedroom 3 - 8' 7" x 7' 9" (2.62m x 2.36m)

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.

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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