



Sydney Street, Barbourne, Worcester, WR3 8BG

Ref: 26877527

Offers in Excess of
£290,000

This stunning three-bedroom Edwardian end-of-terrace family home situated in the highly coveted Barbourne area is perfect for those who appreciate living in a period home and has the added bonus of being offered with NO ONWARD CHAIN.

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37 Droitwich Road, Worcester, WR3 7LG

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Property Description

This beautiful home boasts an abundance of character and charm, with features such as red quarry tiled flooring, period features throughout, and a feature open fireplace. The house is located on a quiet no-through road and is in close proximity to excellent schools.

The ground floor comprises an Entrance Hall, Living Room, Kitchen/Dining Room, Utility area, and a Modern Shower Room, the entrance hall also gives access to the spacious Converted Cellar Room.

On the First Floor, there are Three Good Sized Bedrooms & a further Shower Room.

Externally the Gorgeous rear garden is separated into three sections, a Laid-to-Lawn Garden with a seating area at one end and a growing area to the rear.

Council Tax Band A - Worcester Council

Entrance Hall

Living Room - 11' 4" x 12' 5" (3.45m x 3.78m)

Kitchen/Dining Room - 11' 4" x 12' 6" (3.45m x 3.81m)

Utility - 6' 5" x 8' 3" (1.96m x 2.51m)

Shower Room

Bedroom One - 11' 3" x 12' 6" (3.43m x 3.81m)

Bedroom Two - 8' 7" x 12' 6" (2.62m x 3.81m)

Bedroom Three/Study - 6' 6" x 9' 0" (1.98m x 2.74m)

Shower Room First Floor

Converted Cellar

Agent's 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



While every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of doors, windows, stairs 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 functionality is intended by the plan. Made with Autoplan 10002