



## Laxton Avenue, Worcester, WR2 6EQ

# £365,000

Ref: 27419005

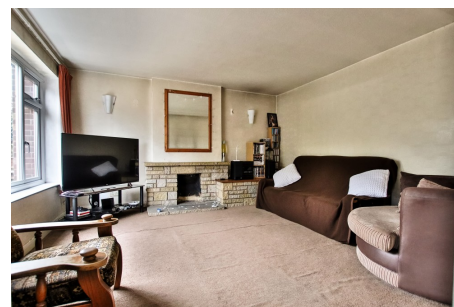
Imagine moving into a spacious, detached family home in the highly sought-after location of St Johns. This is a fantastic opportunity for you and your loved ones to enjoy the comfort and convenience of this lovely home.

Telephone: 01905 616330  
Email: [info@sheltonandlines.co.uk](mailto:info@sheltonandlines.co.uk)  
37 Droitwich Road, Worcester, WR3 7LG

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ESTATE AGENTS



# Gallery



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# Property Description

Although the property may need some cosmetic work, it is a charming, large family home that is perfect for creating unforgettable memories together.

As you enter the home, you will be greeted by an Entrance Hall that leads to the light living Room, modern Fitted Kitchen/Breakfast Room, and Cloakroom. The Kitchen/Breakfast Room opens up to the Dining Room, which has Patio doors that leads out to the rear Garden.

Upstairs, you will find five bedrooms and a family bathroom, providing ample space for you and your family.

Outside, the property has driveway parking and access to the garage at the front, while the rear garden boasts a good-sized patio area, perfect for summer barbecues and outdoor activities with your family.

Council Tax Band D - Worcester Council

### **Entrance Hall**

**Living Room** - 14' 4" x 12' 11" (4.37m x 3.94m)

**Dining Room** - 11' 5" x 10' 6" (3.48m x 3.20m)

**Kitchen/Breakfast Room** - 17' 7" x 13' 9" (5.36m x 4.19m)

### **W.C.**

**Bedroom 1** - 13' 2" x 10' 2" (4.01m x 3.10m)

**Bedroom 2** - 10' 10" x 10' 2" (3.30m x 3.10m)

**Bedroom 3** - 11' 10" x 6' 11" (3.61m x 2.11m)

**Bedroom 4** - 9' 7" max x 7' 3" (2.92m max x 2.21m)

**Bedroom 5** - 8' 2" x 6' 11" (2.49m x 2.11m)

### **Family Bathroom**

**Garage** - 23' 0" x 8' 3" (7.01m x 2.51m)

**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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