



London Road, Worcester, WR5 2DY

£425,000

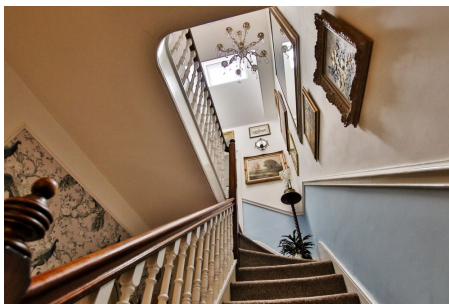
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This beautiful home offers a comfortable and stylish way of living, with its elegant Edwardian design and original period features. The spacious and well-appointed rooms provide ample space for relaxation and entertaining, while the inviting enclosed rear courtyard garden is an ideal spot for curling up with a good book.

Telephone: 01905 616330
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37 Droitwich Road, Worcester, WR3 7LG

 **Shelton & Lines**
ESTATE AGENTS

Gallery



Property Description

The property's accommodation has a cozy and comfortable atmosphere throughout, while the beautiful period characteristics, such as the high ceilings, sash windows, and picture rails, add to the property's charm and character.

The property is located in the highly desirable area of Battenhall, which is known for its leafy surroundings, and proximity to the city centre and the beautiful Fort Royal Park. With its excellent transport links and easy access to local amenities, this property is the perfect choice for those seeking a comfortable and convenient way of living.

Council Tax Band C - Worcester Council

Porch

Entrance Hall

Sitting Room - 12' 3" x 12' 8" (3.73m x 3.86m)

Dining Room - 12' 3" x 11' 0" (3.73m x 3.35m)

Kitchen - 9' 0" x 9' 11" (2.74m x 3.02m)

Snug/Cellar - 10' 1" x 10' 8" (3.07m x 3.25m)

Landing

Bedroom One With Ensuite - 11' 2" x 12' 9" (3.40m x 3.89m)

Bedroom Two - 11' 2" x 12' 4" (3.40m x 3.76m)

Family Bathroom - 9' 1" x 8' 9" (2.77m x 2.67m) Roll top bath and corner shower unit with mixer shower head. Period feature fireplace and tiled flooring. Low flush toilet unit and sink. Obscured double glazed window and skylight. Tiled splashback, radiator, ceiling and wall light points.

Bedroom Three - 17' 4" x 10' 0" (max) (5.28m x 3.05m)

Rear Garden - Enclosed, brick paved low maintenance courtyard garden with fence and ivy surround. Access to side passage via gate. Further storage with door access.

Agents Note - Please note that a Buyers Reservation/Administration Fee of £400 plus V.A.T. £480.00 is payable at the point of offer being accepted to Shelton & Lines – for terms and conditions please see Shelton and Lines website under the "Buyers" tab.

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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