



# New Bank Street, Babourne, Worcester, WR3 8AN

Ref: 27435065

The current owner has carried out extensive renovations since purchasing the property, resulting in a stunning living space.

Offers in Excess of  
**£250,000**

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

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# Gallery



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# Property Description

This spacious Victorian property is situated on a peaceful street and is conveniently located within walking distance of Gheluvelt Park.

The house retains its period charm with exposed fireplaces and high ceilings, which add to its overall appeal.

On the ground floor, you'll find the living room, dining room, kitchen, and a cloakroom. Additionally, there is a useful cellar room which is currently being used as a third bedroom.

The first floor comprises two bedrooms, both with access to a separate bathroom.

Outside, the impressive rear garden features a well-manicured lawn and a decked area, ideal for hosting summer BBQs.

Council Tax Band B - Worcester Council

**Living Room** - 12' 0" x 11' 2" (3.66m x 3.40m)

**Dining Room**

**Kitchen** - 12' 4" x 6' 8" (3.76m x 2.03m)

**Cloakroom/Utility**

**Converted Cellar** - 11' 5" x 10' 5" (3.48m x 3.17m)

**Bedroom 1** - 15' 5" x 11' 3" (4.70m x 3.43m)

**Bedroom 2**

**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 for 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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