



Woolhope Road, Battenhall, Worcester, WR5 2AP

Offers Over

£260,000

Ref: 28499302

This modernised three bedroom home comprises; doorway into the lounge, with an electric feature fireplace & wood effect flooring. From the lounge is the inner hallway with the stairs rising to the first floor landing & access in to the separate dining room. The dining room also has a feature fireplace recess, wood effect flooring & opens into the re-fitted 'Howdens' kitchen with tiled flooring, a range of base & wall units, sink & drainer with garden outlook, integrated oven & hob, space for white goods & appliances, the rear lobby has a useful utility cupboard for a washing machine & tumble dryer, access to the W.C & door out to the rear courtyard area.

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Property Description

A recently upgraded bay fronted Victorian end of terraced house set within Battenhall. Offered for sale with no onward chain.

To the first floor, the landing leads on to two bedrooms & the family bathroom & stairs rise to the top floor bedroom.

The bathroom has a classic white suite with a shower over the bath, W.C & pedestal wash basin.

The top floor bedroom has velux skylights & useful eaves storage.

Externally, there is a front garden with a pathway to the front door. To the rear, there is a right of way that gives you & several neighbours side access. The garden is gated, fenced & enclosed with a lockable store, mainly laid to lawn with a useful shed.

The property is walking distance of the city centre & falls into catchment of Blessed Edwards, Cherry Orchard & Nunnery Wood. Worcester has a wide range of amenities to include restaurants, bars, cafes, shops, supermarkets, two train stations in the city offering direct links to London stations & Worcestershire Parkway, being a short drive away, with further cross-country connections.

FREEHOLD

Council Tax Band C - Worcester Council

Agents Note - Please note that a Buyers Fee of £950 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

