



6 Morrin Close, Worcester  
WR3 7PF

An extended & refurbished three double bedroom house, set within a cul de sac location to the north of the city & backing on to allotments.

This Claines based home comprises: entrance hallway with stairs rising to the first floor landing & access into the downstairs cloakroom/W.C, living room & kitchen.

The living room has a bay window & links through to the dining area & family area/playroom back into the kitchen, which has been replaced & upgraded & has a range of base & wall units, sink & drainer with mixer tap, integrated oven, gas hob & extractor, space for white goods/appliances, side access to the rear garden. The kitchen wall could be opened up into the dining room/play room to create an open-plan kitchen/dining/family room, subject to the necessary PP's, if this suits your way of living.

To the first floor, the landing leads to the three double bedrooms & the re-fitted bathroom, which has a contemporary white suite with a shower over the bath, close coupled W.C, pedestal wash basin & tiling to walls.

Externally, there is a driveway providing off road parking for several vehicles, along with shared access to the garage to the rear. The gardens are fenced & enclosed with rear gated access to the residents/community allotments behind. The gardens are mainly laid to lawn with established planting. The home falls into the catchment area for Northwick Manor & Tudor Grange. It is walking distance to the Mug House & the New Inn, as well as the Co-op mini supermarket. Worcester itself has a wide range of amenities to include pubs, bars, restaurants, cafes & brunch spots (KyndFolk in Ghetuvel Park is about half an hour's walk from Morrin), shops, supermarkets, retail parks & leisure facilities. There are two train stations in Worcester providing direct links to London. J6 of the M5 is a short drive away & there are bus stops taking you into the centre & beyond.

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 "Buyers 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.

All measurements are approximate and for display purposes only

