



<

12 Eastbank Drive, Worcester
WR3 7BH

A generously proportioned home offering flexible accommodation set within a cul de sac in sought after Northwick. Scope to create an annexe subject to permissions.

The home falls within catchment of Northwick Manor Primary. Northwick is renowned for its friendly community atmosphere, excellent local amenities, and convenient access to major transport links. The area boasts picturesque parks, well-regarded schools, and a selection of shops and cafés, including the popular 'Kynd-Folk' giving access to the Kepax foot and cycle bridge over the river Severn making it perfect for families and professionals alike.

There is a co-op & petrol station, along with the Crispy Cod fish & chip takeaway, local pub, bus stop & the Worcester Lawn tennis Club all within walking distance.

This four bedroom home comprises: reception hallway with stairs rising to the first floor landing & into the cloakroom, bathroom, utility room, two bedrooms, kitchen/diner & lounge.

The lounge has a feature fireplace & leads into the formal dining room, which in turn leads out to the sun room/conservatory. The kitchen diner offers scope to host family & has a range of base & wall units, sink & drainer, integrated oven, hob, extractor, space for appliances & a useful breakfast bar.

From the utility room is a doorway out to the rear garden.

To the first floor, the landing leads on to two further double bedrooms & a bathroom with a shower cubicle, WC & wash basin. From this bathroom is a further full sized suite with a bath, WC & wash basin & from here is a doorway into either a further (5th bedroom) or as it is currently used - a dressing room.

Externally, there is a driveway allowing two cars to park side by side, as well as a double garage & enclosed gardens to the rear & side, being paved & mainly laid to lawn.

Worcester has a wide range of amenities to include pubs, bars, restaurants, coffee shops, brunch spots, shops, supermarkets, retail parks & leisure facilities. There are two train stations with direct links to London stations & the M5, J6 & J7.

FREEHOLD

Council Tax Band F - Worcester Council






Agents Note

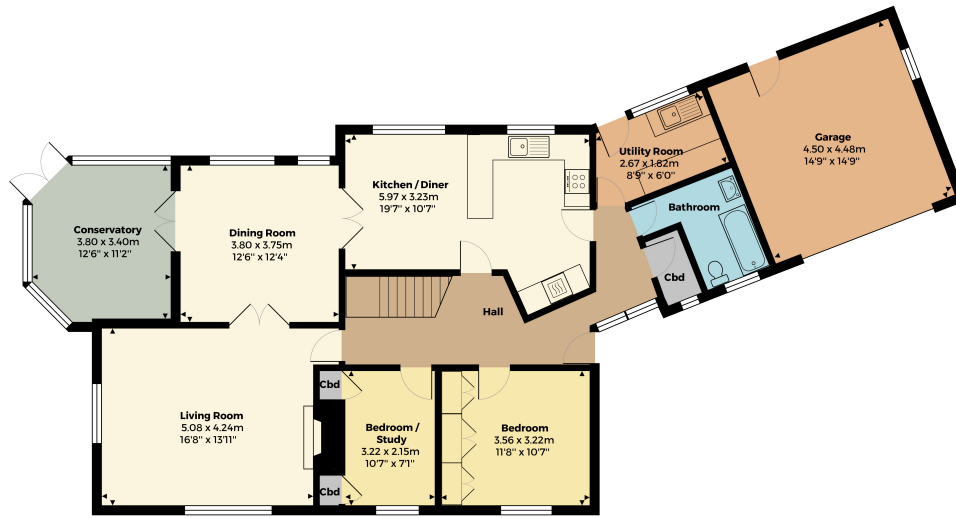
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

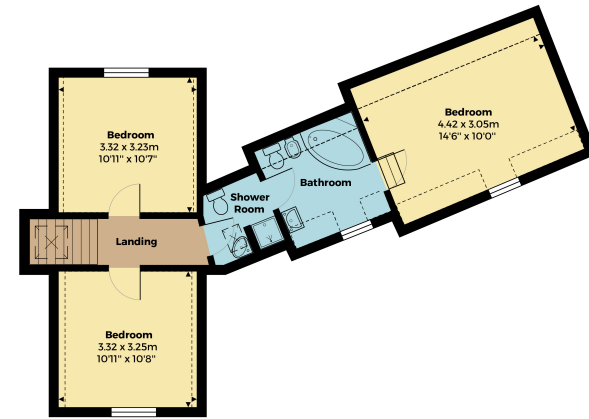
General Information

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.



Ground Floor

All measurements are approximate and for display purposes only



First Floor

sheltonandlines.co.uk