



Earls Court Way



# Earls Court Way

Worcester

Offers in Region of £410,000

An excellent opportunity to acquire this four bedroom detached family home built by Redrow Homes in the popular area of St John's. The house comprises, sitting room, kitchen/diner, utility, WC and garage. To the first floor are four bedrooms with ensuite to bedroom one and a family bathroom. The house further benefits from a driveway and pleasant rear garden.

## We've Noticed

- **Detached home**
- **Four bedrooms**
- **Sitting room, Kitchen/Diner, Utility & WC**
- **Driveway & garage**



**Entrance**

Through front entrance door into hallway with radiator, stairs to first floor and doors into sitting room and kitchen/diner.

**Sitting Room**

With front aspect double glazed bay window and radiator.

**Kitchen/Diner**

With rear aspect double glazed windows and doors opening to the rear garden, space for dining table, radiator and doors into cupboard and utility. Kitchen area with rear aspect double glazed window, matching wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap over, gas hob with cooker hood over.

**Utility**

With work surface, sink, door into WC and further door to the rear garden.

**WC**

With WC, wash hand basin, radiator and side aspect double glazed window.

**First Floor Landing**

With doors into bedrooms, airing cupboard and bathroom.

**Bedroom 1**

With front aspect double glazed window, built-in wardrobes, radiator and door into ensuite.

**Ensuite**

With front aspect double glazed window, heated towel rail, WC, wash hand basin and shower.

**Bedroom 2**

With front aspect double glazed window, radiator and built-in wardrobes.

**Bedroom 3**

With rear aspect double glazed window and radiator.

**Bedroom 4**

With rear aspect double glazed window and radiator.

**Bathroom**

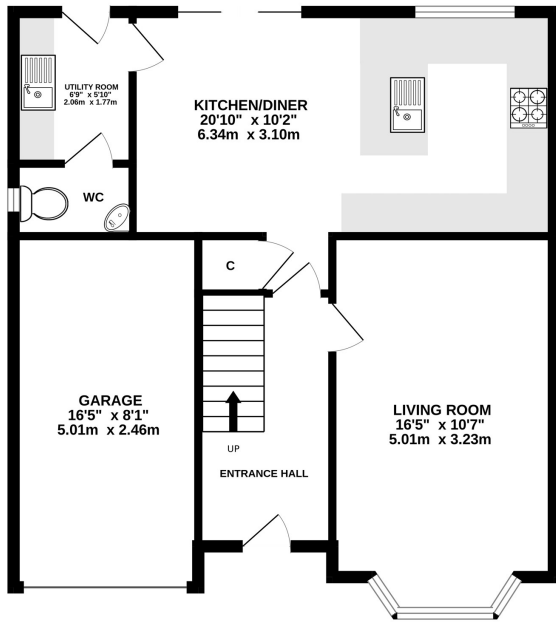
With rear aspect double glazed window, heated towel rail, WC, wash hand basin and bath with shower screen and shower over.

**Outside**

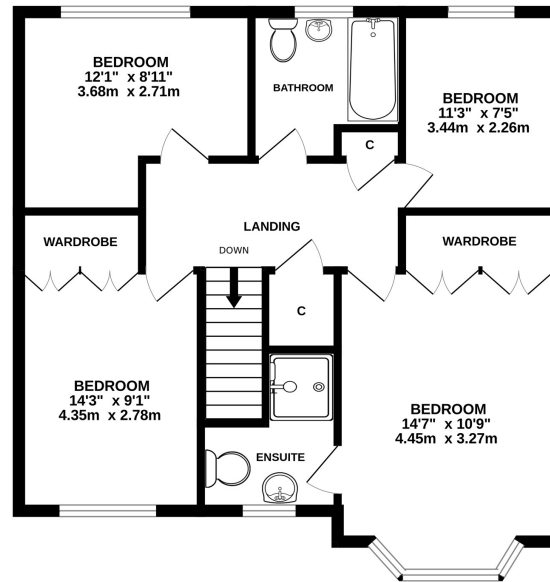
The front of the property is approached via a driveway with parking for 2 vehicles leading to entrance door and garage as well as side access. The rear garden is laid mostly to lawn with hedges, shrubs and fenced boundaries.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1259sq.ft. (117.0 sq.m.) approx.

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.  
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	88
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

www.hillsestateagents.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

