



27 Grove Field, Warndon Villages, Worcester WR4 0SE

An immaculately presented & well cared for home offered for sale with no onward chain, set in a tucked away cul de sac.

This home has two parking spaces & is convenient for anyone wanting convenient access to the M5. Comprising: entrance hall with stairs rising to the first floor landing & into the living room. This in turn leads through to the kitchen/diner which has a range of base & wall units, sink & drainer, oven, hob & extractor & space for white goods. There is a rear door into the garden.

To the first floor, the landing leads on to the loft access, two bedrooms & the bathroom, which has a classic white suite with a shower over the bath, W.C & pedestal wash basin. The main bedroom has a useful build in wardrobe.

Externally, there are two allocated parking spaces for the property & to the rear, there is a fenced & enclosed garden which has gated rear access. The garden is low maintenance & established.

The home is located on Warndon Villages & is a 5 minute walk to the local Tesco Express & 7 minutes to the Barn Owl - a pub serving food, Six Ways rugby stadium & David Lloyd gyms. The M5, Junction 6 is There are useful bus links into the city centre & beyond, as well as nearby retail parks & Superstores. Worcester itself has a wide range of amenities to include bars, pubs, restaurants, cafes, brunch spots, shops, supermarkets & leisure facilities. There are two train stations with direct links to London.

FREEHOLD

Council Tax Band B - Worcester





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.

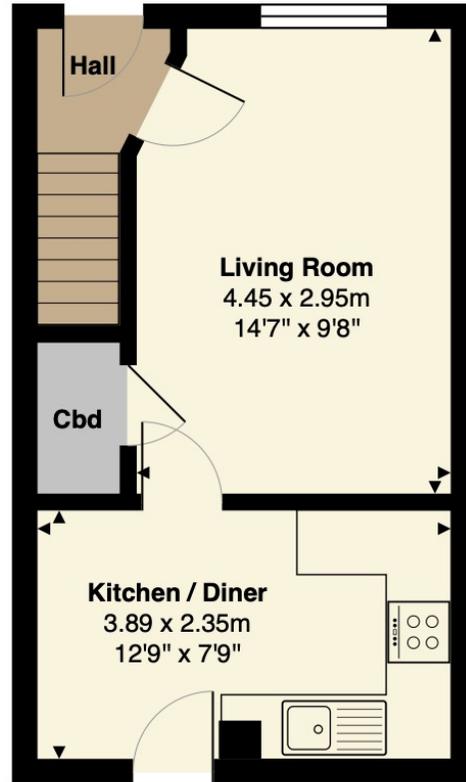


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

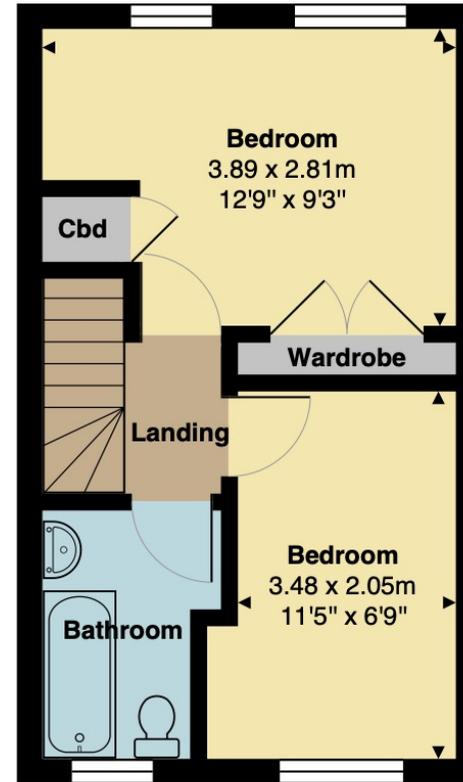
General Information

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.

All measurements are approximate and for display purposes only



Ground Floor



First Floor