



St Annes Road



St Annes Road Worcester

£400,000

Located within a sought after area is this four bedroom detached family home. The property benefits from nearby fantastic local schools and good access to the city centre as well as M5 motorway. The property comprises of an entrance hall, sitting room, dining room, kitchen and WC. To the first floor are four bedrooms with an ensuite shower room to bedroom one as well as a family bathroom. The property benefits from a good size block paved driveway as well as garage. Must be viewed!

We've Noticed

- Detached family home
- Four bedrooms
- WC, ensuite and family bathroom
- Sought after area
- Driveway and garage



Entrance

Through front door into entrance hall with doors into sitting room, kitchen and WC.

Sitting Room

With front aspect double glazed window, radiator and door into dining room.

Dining Room

With space for dining table, radiator and double glazed double doors opening and overlooking the rear garden.

Kitchen

With rear aspect double glazed window, matching wall and base units with work surfaces over, integrated dishwasher, oven and hob, as well as space for an American fridge/freezer and washing machine. Side aspect door leading outside.

WC

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

First Floor Landing

With side aspect double glazed window and doors into bedrooms one, two, three, four and bathroom.

Bedroom 1

With front aspect double glazed windows, radiator and door into ensuite.

Ensuite

With heated towel rail, wash hand basin and shower.

Bedroom 2

With double glazed window and radiator.

Bedroom 3

With aspect double glazed window and radiator.

Bedroom 4

With aspect double glazed window and radiator.

Bathroom

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

Outside

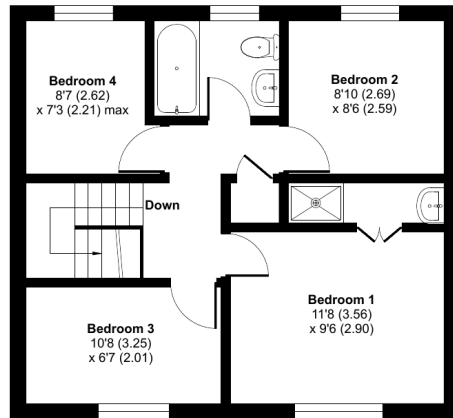
The front of the property is approached via a block paved driveway leading to entrance door as well as gated side access to the garage with up and over door and rear garden. The rear garden is laid to a mixture of lawn and patio areas with pond and fence boundaries to sides and rear.



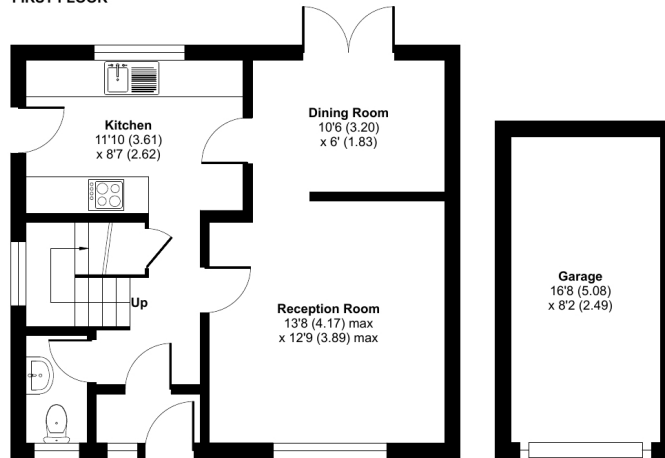
St. Annes Road, Worcester, WR3

Approximate Area = 952 sq ft / 88.4 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 1088 sq ft / 101 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hills Estate Agents. REF: 1079480

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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