



40a Bilford Road, Worcester
WR3 8PU

A well presented detached bungalow set to the North of the city, walking distance of a bus stop with direct links into the city centre (the bus can be stopped on demand outside the property, should you wish)

Sit within a generous plot, this three/four bedroom home comprises; reception hallway with access into the lounge, reception room/bedroom, further bedroom, bathroom suite, separate W.C & breakfast kitchen. From the hallway, the stairs rise to the first floor. The ground floor bedroom has a garden outlook. The bathroom has a wash basin & a shower over the bath, the breakfast/kitchen has a useful pantry/cupboard, a range of base & wall units, sink & drainer, oven & hob, space for white goods & side access into the garden.

From the landing, there are two double bedrooms, both with useful eaves storage & built in cupboards.

Externally, there is a generous driveway providing parking for multiple vehicles & a car port. To the rear, the gardens are fenced & enclosed with side, gated access & being mainly laid to lawn with mature shrubs & plants.

Worcester is a short drive, or bus ride from the home & the property is convenient for Tudor Grange school, a local convenience store & a retail park. Worcester has a wide range of amenities to include pubs, restaurants, bars, cafes, supermarkets & leisure facilities as well as two train stations with direct links to London.

FREEHOLD

Council Tax Band D - Worcester Council





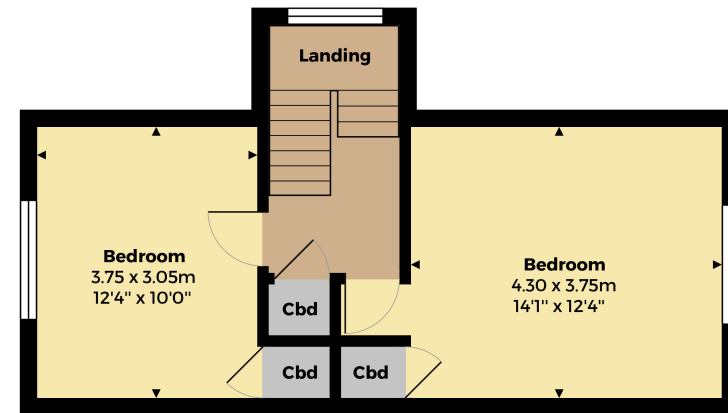
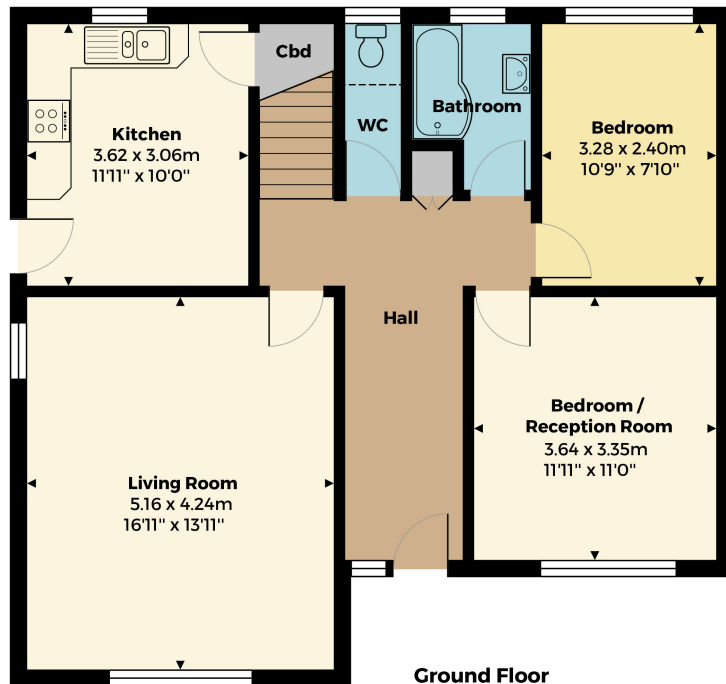
Agents Note

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 condions 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

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