



Tiree Avenue



# Tiree Avenue

## Worcester

Offers Over £400,000

Situated within the popular residential area of St Peters is this four bedroom detached family home. The property offers good access to local amenities as well as M5 motorway and comprises entrance hall, sitting room, large kitchen, dining room, utility and WC. To the first floor are four bedrooms with ensuite shower room to bedroom one as well as family bathroom. Outside there is a pleasant low maintenance rear garden, driveway providing ample parking and integral garage. A viewing is highly advised to appreciate the accommodation on offer.

### We've Noticed

- **Detached family home**
- **Four bedrooms**
- **Kitchen, dining room, utility & WC**
- **Driveway and garage**
- **Family bathroom and ensuite shower room**
- **Must be viewed!**



**Entrance.**

Through side entrance door with stairs to first floor and doors into sitting room, kitchen and WC

**Sitting Room**

With front aspect double glazed window, radiator and electric fire.

**Kitchen**

With rear aspect double glazed window and glazed doors into dining room. Matching wall and base units with work surfaces over, sink and drainer with mixer tap over, built-in oven, hob and cooker hood. space for upright fridge/freezer and door into utility.

**Dining Room**

With side and rear aspect double glazed window and doors opening into the rear garden.

**Utility**

With sink and drainer, space and plumbing for washing machine and tumble dryer and door to outside.

**WC**

With wash hand basin and WC.

**First Floor Landing**

With side aspect double glazed window, radiator and doors into bedrooms, bathroom and airing cupboard.

**Bedroom 1**

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

**Ensuite**

With WC, shower, wash hand basin, heated towel rail and light tunnel for natural light.

**Bedroom 2**

With rear aspect double glazed window, radiator and built-in storage.

**Bedroom 3**

With rear aspect double glazed window, radiator and built-in storage.

**Bedroom 4**

With front aspect double glazed window and radiator.

**Bathroom**

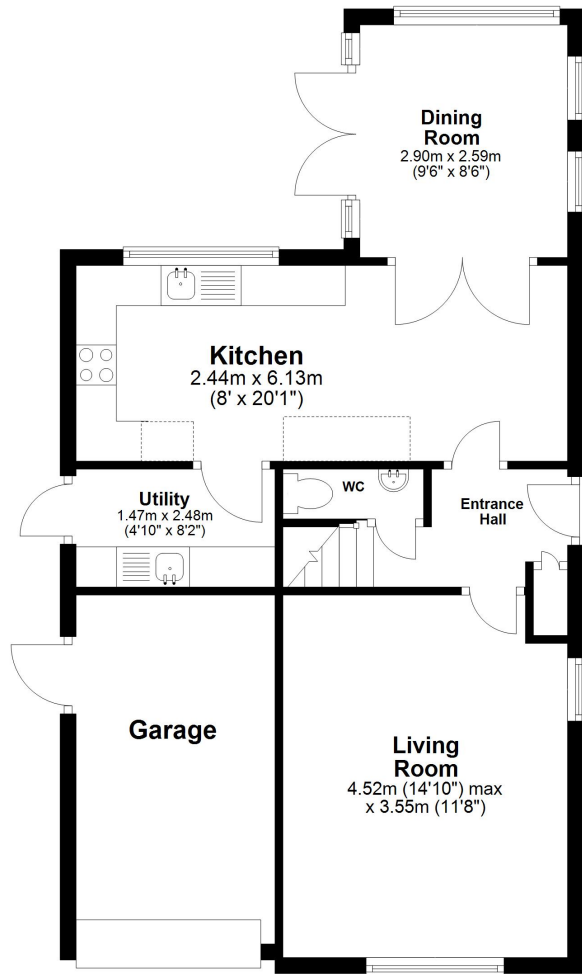
With side aspect double glazed window, heated towel rail, WC, wash hand basin and shower.

**Outside**

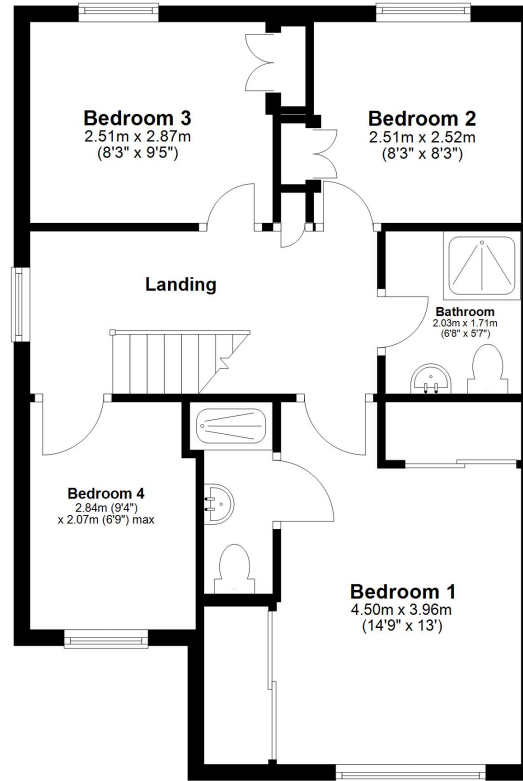
The front of the property is approached via a driveway leading to garage and side entrance door. To the rear is a pleasant low maintenance rear garden.



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(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			
		68	81
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](http://www.hillsestateagents.co.uk)

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