



23 Penbury Street, Barbourne,
Worcester WR3 7JD

A bay fronted Victorian home with a generous garden, set within the Barbourne area. Walking distance of both Gheluvelt Park & the city centre.

This spacious home has off road parking & offers over 1500 sq ft of space. Comprising: reception hallway with feature tiled floor with stairs rising to the first floor landing and a doorway giving access to the cellar & the hallway also leads into the lounge & kitchen/diner.

The lounge has a bay window & a feature fireplace with an open fireplace. The kitchen/diner has a feature fireplace with ornate surround & tiled hearth. It is a great area for entertaining & has space for both a dining table, as well as a built in breakfast bar, tiled flooring, base & wall units, sink & drainer with swan neck mixer tap, range style oven & hob with an extractor hood above, integrated fridge and dishwasher & a rear hallway that leads to a utility room & a cloakroom/W.C.

The cellar, which has power & lighting & offers substantial storage space or conversion opportunity (STPP).

To the first floor, the landing leads to two bedrooms, the family bathroom, a study/TV area & the stairs rise to the top floor bedroom.

The family bathroom has a contemporary white suite, with a shower over the bath, a vanity wash basin with storage & a W.C. There is tiling to the walls & a heated towel rail.

The top floor bedroom has its own en-suite bathroom with a shower over the bath, a W.C & wash basin, also a sky-light window & a heated towel rail. The bedroom itself has eaves storage & two sky-light windows.

Externally, there is a block-paved driveway providing off road parking for your car & a side access gate to the rear gardens. These are fenced & enclosed, mainly laid to lawn with established beds & borders.

Nearby are several pubs, supermarkets, Gheluvelt Park & KyndFolk, as well as Perdiswell Leisure & is a short drive from J6 of the M5. The home falls within catchment for both Northwick Manor Primary & Tudor Grange. Worcester itself has a wide range of amenities to include bars, pubs, restaurants & cafes, as well as shops, superstores, retail parks, leisure facilities, a range of schooling & the Cathedral. There are two train stations in Worcester offering direct links to London.

FREEHOLD

Council Tax Band C - 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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