



2a Field Walk, Worcester
WR5 3AN

An individually built detached house offered for sale with no onward chain.

Set to the south of Worcester with both convenient access to the city centre & the M5 J7. This three bedroom home comprises; reception hallway with stairs rising to the floor landing & access into the W.C, kitchen & living room. The lounge has wood effect flooring with double doors out to the rear garden. The kitchen has a range of base & wall units, sink & drainer, oven & hob & space for white goods.

To the first floor, the landing leads on to all three bedrooms & the family bathroom. All three bedrooms have garden aspects. The bathroom has a bath, separate shower cubicle, W.C & wash basin.

Externally there is a driveway providing of road parking for two cars & to the rear a generously proportioned garden mainly laid to lawn with a patio area & being fenced & enclosed.

The home is walking distance of Diglis & riverside walks. Worcester has a wide range of amenities to include; pubs, bars, restaurants, cafes, supermarkets, shops & leisure facilities. Worcester has two train stations with direct links to London & the M5 J7 is a short drive away. There is also access to Worcester Parkway with direct links Bristol & South West.

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.

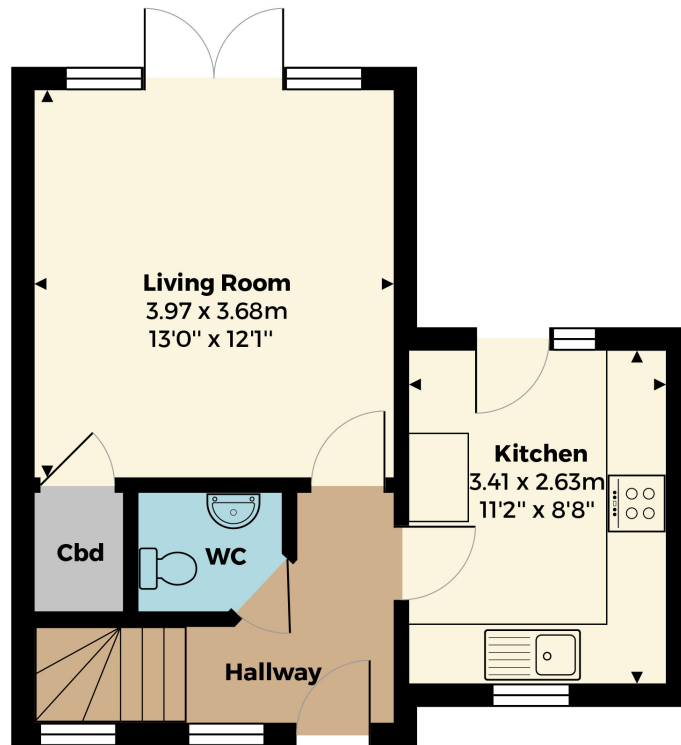


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

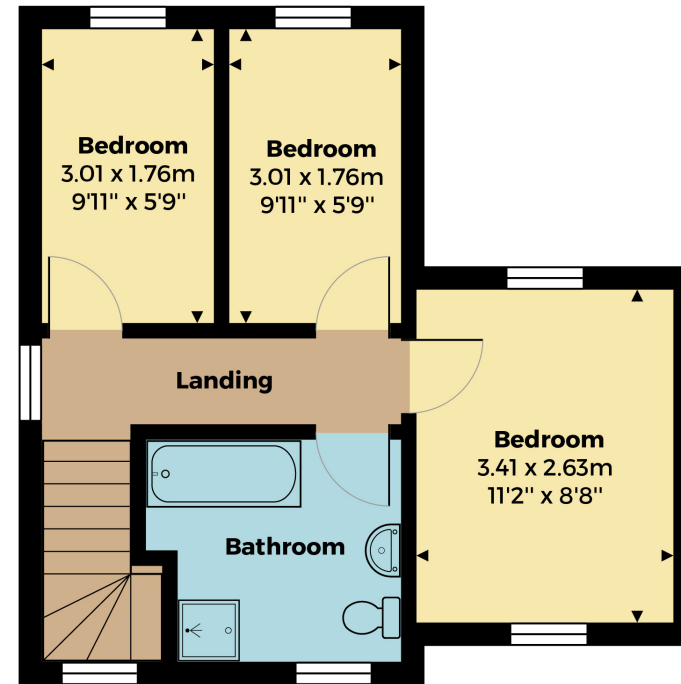
General Information

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

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