



16 Timberdine Avenue,
Worcester WR5 2BD

A generously proportioned home offering extensive accommodation & backing on to allotments. Set within Battenhall & catchment for both Cherry Orchard & Nunnery Wood.

This well cared for four bedroom home with a double garage comprises; reception hallway with access into the lounge/snug, breakfast/kitchen, living & dining area & a useful cupboard. The living area has a bay window & a feature fireplace, with the dining area enjoying double doors out to the rear gardens. The lounge/snug also has an electric feature fireplace with an 'Adam' surround. From the kitchen/breakfast room is a rear hallway that leads to both the rear of the house & to the utility room & W.C. The kitchen has a range of base & wall units, sink & drainer with a swan neck mixer tap, oven & hob & space for white goods & appliances.

To the first floor, the landing leads on to the attic hatch, all four bedrooms (three of which are generous doubles) & the family bathroom, plus the additional shower room. The main bedroom could have an en-suite created by removing the current wall of wardrobes (subject to any necessary PP's) & incorporating the current shower room.

Externally, there are front & rear gardens, with the rear gardens being mainly laid to lawn with a patio area, established planting & views over the rear allotments. There is a door from the garden into the double garage, which has up & over doors, power & lighting.

The home is walking distance of Cherry Orchard, as well as the local Co-op, bus-stops taking you in to the City centre & beyond & the popular brunch spot 'Good Roots'. Junction 7 of the M5 is a short drive away.

Worcester has a wide range of amenities to include: pubs, bars, restaurants, cafes, shops, supermarkets, retail parks, leisure facilities & the renowned Worcester cathedral. There are two train stations with direct links to London stations.

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.

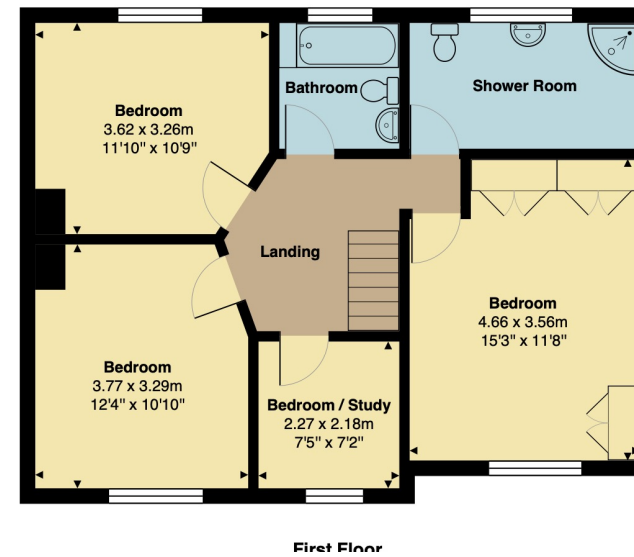
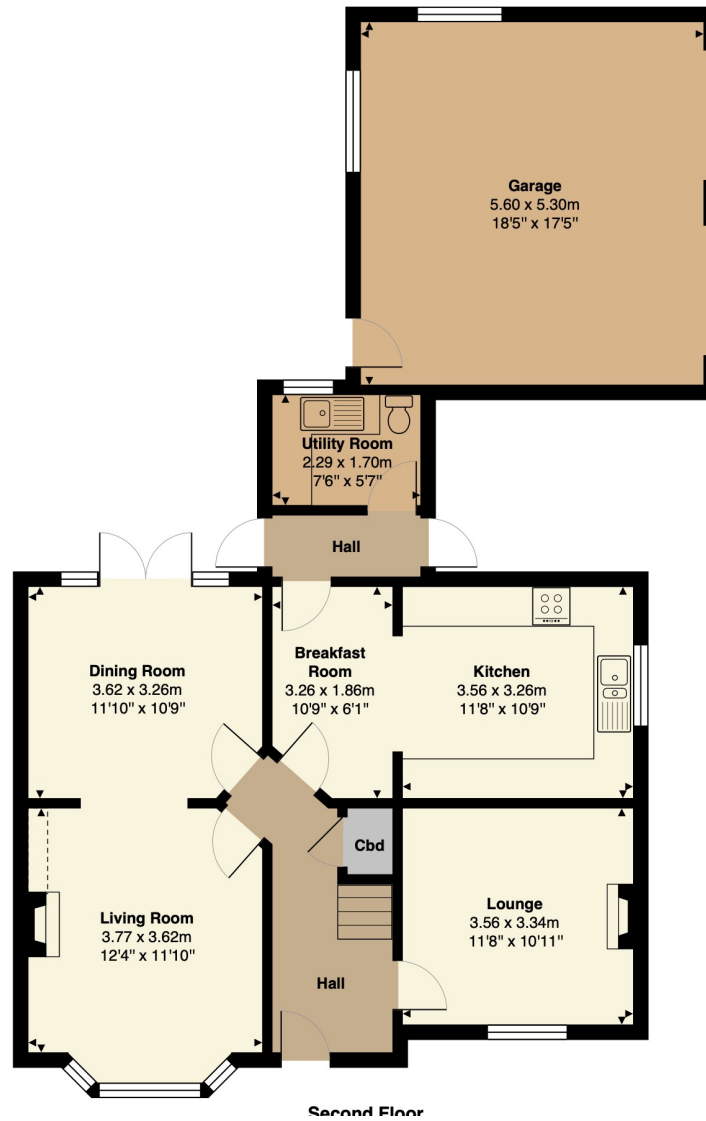


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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



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