



11 Monarch Drive, Worcester  
WR2 6EP

Project Alert !!! .... This is your 5 minute warning, not to leave booking a viewing in, until we are fully booked. The sheer nature of being fully booked means we can not book you in ... so don't delay, book in today!

In its current condition, the house is ok to live in, a show home it is not, but on the other side of that coin, the property has all its ceilings and walls exactly where they should be.

The usual Estate Agent spiel of you can put your own stamp on it, appears everywhere, it is so over used, and what does it actually mean? Are you sending it First Class somewhere ? Maybe recorded delivery - or does it mean splashing a coat of paint on a wall to remove the hideous Magnolia paint that is already there, then sitting back with a glass of wine in hand, looking at your handiwork, then noticing you got some paint on the ceiling, which will drive your inner OCD bonkers.

With this three bedroom home, you will have to roll your sleeves up, past the elbow (which we believe is the 'paint only' limit), and all the way up to your shoulders, and obviously spend a bit of money too. We are not surveyors, so we can only tell you about what we noticed. Due to the property's age and build style, the windows are quite large, which do let in lots of daylight, or they would if some of them hadn't failed, meaning either new double glazing or replacing the sealed units. The electric fuse board has been changed at some point within the last 35 years, so it may need an update, and whilst doing that, may we suggest adding a few more plug sockets to assist you in your quest to charge every single phone, tablet, and laptop you have.

So what do you get for your money, time, and sweat? As mentioned, three bedrooms, two of which are doubles and one is a single, the bathroom has been converted into a shower room. The living/dining room runs from the front to the back of this home and then we have the kitchen ... Now, the kitchen does need work, it is usable, but with it being the main room that is personal to each buyer (some of you like solid gold taps and diamond encrusted worksurfaces), we can say with confidence that it will be one of the first rooms to be altered, you can also use the door in the kitchen to go outside and within a few steps down you are in the rear garden.

Outside, there are gardens to the front and rear; they need a good mow and maybe a quick prune to the bushes, and you will be ready for the sunshine. There is also parking for three cars and a garage.

In fairness, it is not as bad as it sounds, but if you are the lucky person to buy this house, it will make a fantastic home ... let the viewings begin!

NO ONWARD CHAIN

FREEHOLD

Council Tax Band C - Worcester Council





#### Agents Note

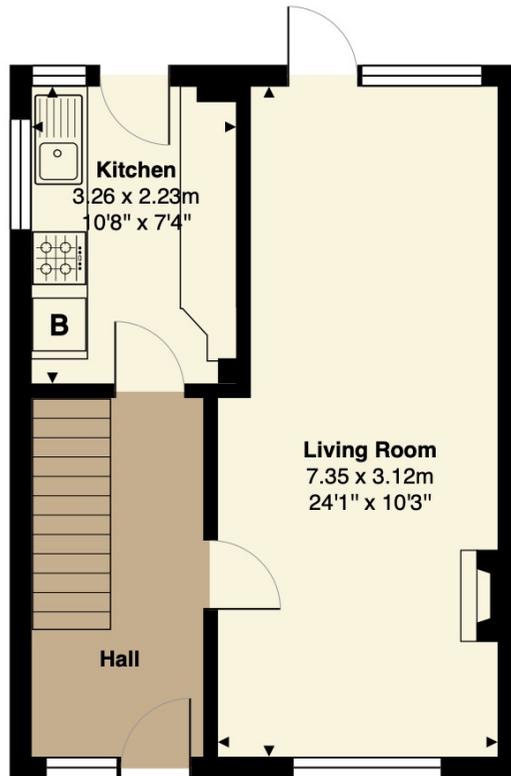
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



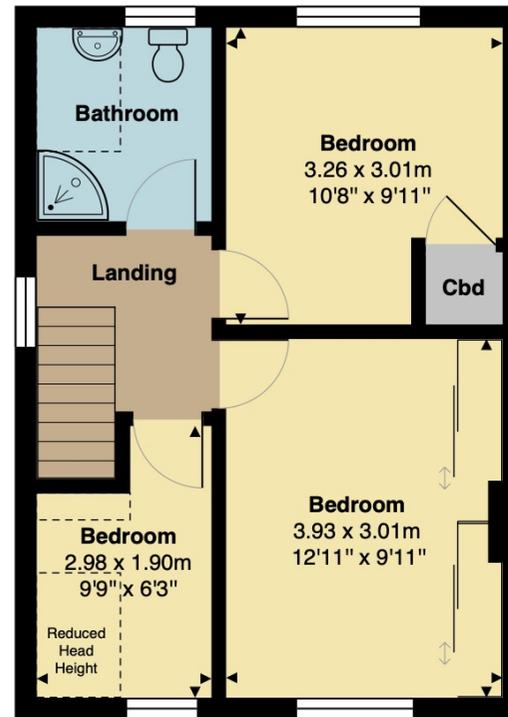
#### General Information

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



**Ground Floor**



**First Floor**

