



Field Road



Field Road Worcester

£315,000

A beautifully presented and extended semi-detached home, offering generous living accommodation as well as driveway to front and rear of property with single garage. The property comprises; hallway, sitting room/diner, extended kitchen, refitted ground floor shower room and extended family room. To the first floor are three bedrooms and a refitted bathroom. Outside to the rear is a low miniatous south facing garden with summer house which would be a perfect home office.

We've Noticed

- **Extended well present semi-detached home**
- **Three bedrooms**
- **Summer house/home office**
- **Must be viewed!**
- **No onward chain**



Entrance

Through double glazed entrance door into porch and further door into hallway with radiator, stairs to first floor and door into sitting room/diner

Sitting Room/Diner

With front aspect double glazed window, coal effect gas fire with surround and hearth. Dining area with radiator, double glazed window looking into family room and door into extended breakfast kitchen.

Breakfast Kitchen

With matching wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap over, rear aspect double glazed window, built-in gas oven, further electric oven and grill and with five ring gas hob with cooker hood over, Velux windows, Bosch dishwasher and fridge/freezer, breakfast bar door into side hall and bi-folding door into family room.

Side Hall

With front aspect double glazed window, radiator and door into refitted ground floor shower room.

Ground Floor Shower Room

With shower cubicle with shower over, back to wall WC, wash hand basin with mixer tap, front aspect double glazed window.

Family Room

With radiator, wooden flooring and double glazed double doors opening to the rear garden. remote controlled Velux windows, radiators, rear and side aspect double glazed window. Space and plumbing for washing machine and tumble dryer.

First Floor Landing

With loft access, doors into bedrooms one, two, three and bathroom.

Bedroom 1

With radiator, front aspect double glazed window, built-in furniture and wardrobes.

Bedroom 2

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

Bedroom 3

With radiator, front aspect double glazed window and airing cupboard housing Baxi combination boiler.

Refitted Bathroom

With back to wall WC, wash hand basin with mixer tap over, panel bath with shower screen and Mira shower, heated towel rail and rear aspect double glazed window.

Outside

The front of the property is approached via a driveway with parking for multiple vehicles, landscaped foregarden with walled and fenced boundaries to sides and front. A landscaped low maintenance rear garden laid mostly to paving with borders with fenced boundaries to side and pathway to double glazed and insulated summer house with lighting and power, further pathway to rear garage with lighting and power, up and over door and further parking in front of the garage and gated rear access.

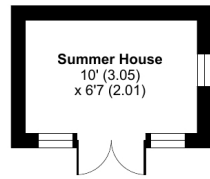




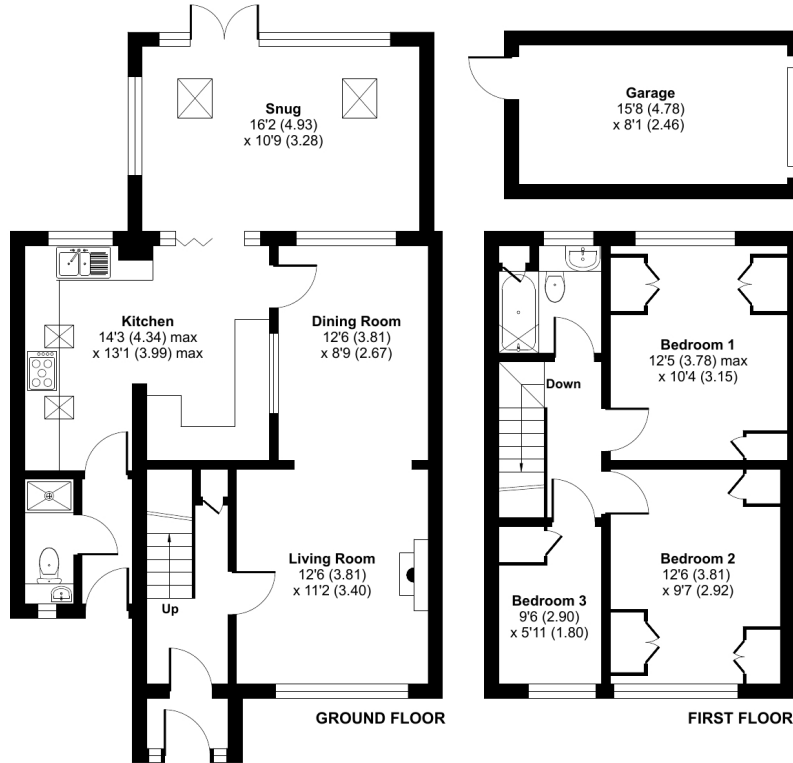
Field Road, Worcester, WR3

Approximate Area = 1206 sq ft / 112 sq m
 Garage = 127 sq ft / 11.7 sq m
 Outbuilding = 66 sq ft / 6.1 sq m
 Total = 1399 sq ft / 129.8 sq m

For identification only - Not to scale



OUTBUILDING

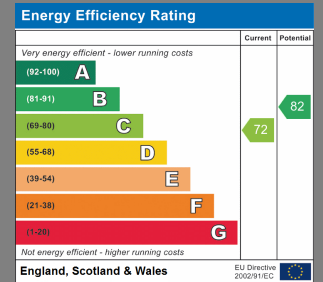


GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hills Estate Agents. REF: 1036479



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