



106 Cornmeadow Lane, Claines,
Worcester WR3 7PW

A generously proportioned detached house set within the Claines area, offered for sale with no onward chain & enjoying views over fields to the rear.

This three bedroom home comprises: reception hallway with stairs rising to the first floor landing, into the useful WC & access follows into the sitting room/dining room, extended living room & the kitchen. The front reception room has a feature bay window & the living room has a feature fireplace & a garden outlook with patio doors out to the rear. The kitchen has a range of base & wall units, sink & drainer oven & hob, space for white goods & a door with garden access.

To the first floor, the landing leads into the three bedrooms & the family bathroom. The rear bedroom enjoys views over the gardens & fields beyond. The bathroom has a classic white suite with a shower over the bath, WC & pedestal wash basin.

Externally, there is a driveway & a lean-to/garage providing off road parking & storage. From the garage is useful storage area which leads to the garden, which is mainly laid to lawn with planted beds & borders.

The home falls into catchment area for Northwick Manor & Tudor Grange. It is walking distance to the Mug House & the New Inn, as well as the Co-op mini supermarket. Worcester itself has a wide range of amenities to include pubs, bars, restaurants, cafes & brunch spots (KyndFolk in Gheluvelt Park is about half an hours' walk from Morrin), shops, supermarkets, retail parks & leisure facilities. There are two train stations in Worcester providing direct links to London. J6 of the M5 is a short drive away & there are bus stops taking you into the centre & beyond.

FREEHOLD

Council Tax Band D - WORCESTER





Agents Note

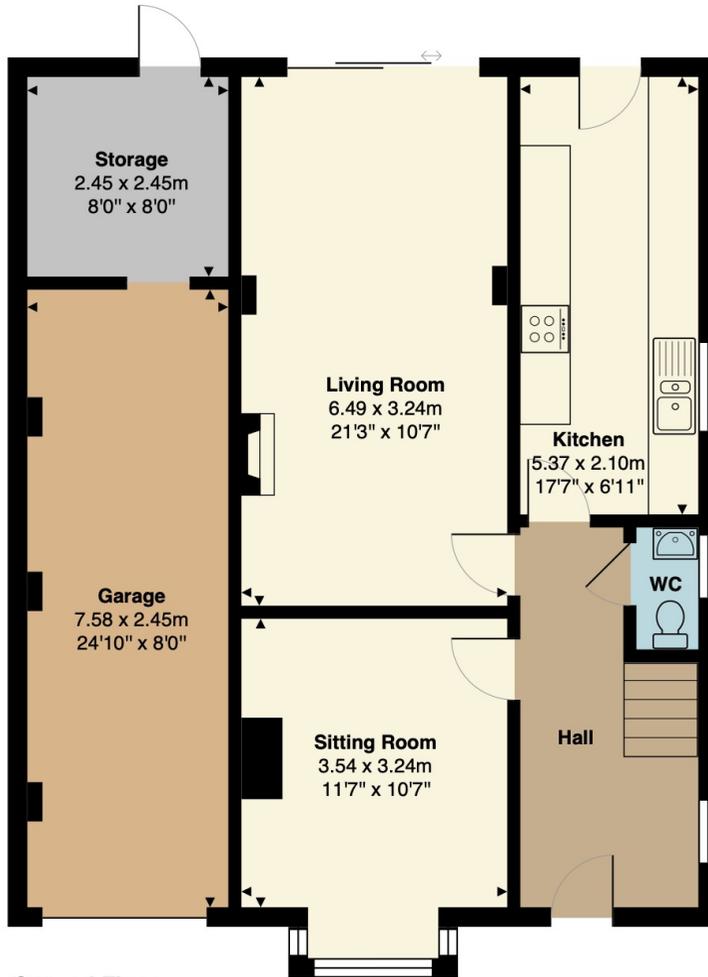
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

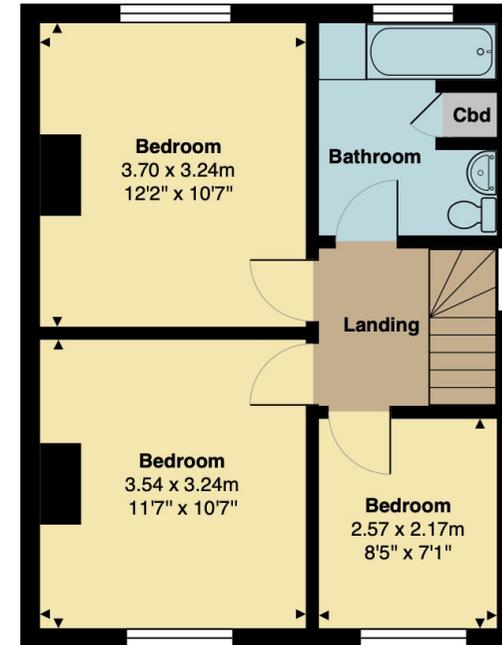
General Information

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.



Ground Floor

All measurements are approximate and for display purposes only



First Floor