



5 Perrins Way, Bevere, Worcester  
WR3 7WB



An immaculately presented and spacious detached 3 bedroom family home located in the desirable area of Bevere, in the north of the city. The property also benefits from the added luxury of air conditioning.

Comprising; reception hallway with stairs rising to the first floor landing & access into the cloakroom/W.C, useful utility room, separate lounge & kitchen/dining/family room.

The lounge has a view over the green to the front. The utility room has space for white goods & the kitchen/dining area offers a range of base & wall units, sink & drainer, integrated fridge & freezer, eye-level oven, integrated hob & extractor & space for further white goods/appliances. From the dining/family area, there are double doors opening out to the rear gardens.

To the first floor, there are three bedrooms & the family bathroom. From the main bedroom is an en-suite shower with a large walk-in cubicle, W.C & wash basin. The bathroom offers a contemporary white suite with a white bath, separate shower, W.C, pedestal wash basin & tiling to the walls.

Externally, the property has a landscaped rear garden being mainly laid to lawn, an extended patio area, planted beds & borders & a useful side access to the front, as well as a courtesy door to the garage.

There is a driveway to the front, offering parking for several cars & this leads up to the single garage with electric roller door.

There is an annual site fee of approximately £190 per year.

The home is set in Bevere & is within walking distance of the Three Counties Farm Shop, countryside/riverside walks & a short drive of local brunch spots, pubs & convenience shops. It is also within easy access of the M5 & the city centre. There is a bus stop a few minutes' walk away that goes straight into the city. It also falls within the catchment for Claines Primary School.

Worcester itself has a range of further amenities to include pubs, bars, restaurants, cafes, shops, supermarkets & leisure centres as well as two train stations with direct links to London stations.

FREEHOLD

Council Tax Band E - Wychavon Council







**Agents Note**

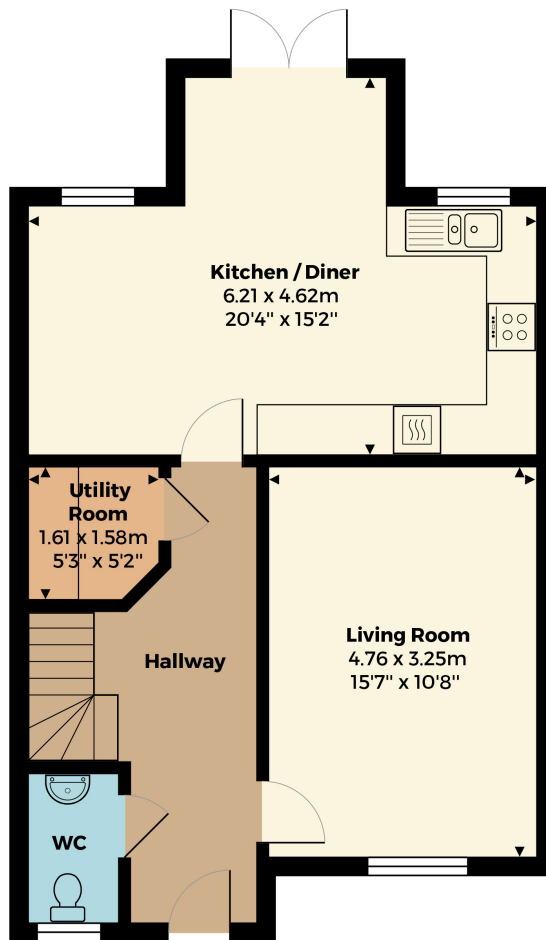
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



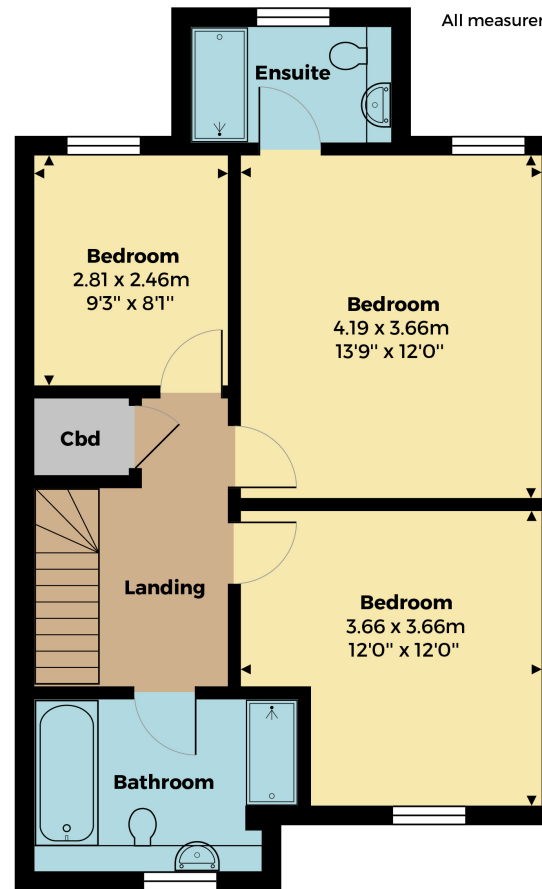
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU 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.

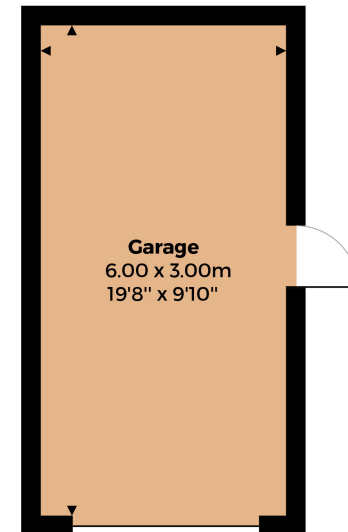


**Ground Floor**



**First Floor**

All measurements are approximate and for display purposes only



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