



60 Gilmour Crescent, Claines,
Worcester WR3 7PJ

An immaculately presented & extended home within catchment of Northwick Manor & Tudor Grange schools.

This semi detached home offers flexible accommodation with its ground floor reception room & bathroom being an ideal bedroom/play room or home office.

The home comprises; entrance hallway with stairs rising to the first floor & access into lounge & additional reception/bedroom. From the second living area is a bathroom & access through to the utility room, which in turn leads into both the rear garden & into the high specification kitchen. The bathroom has a classic white suite with a shower over the bath, W.C & pedestal wash basin.

The lounge has a feature media wall with space for an integrated TV & feature fire. The lounge has silver-oak wood effect vinyl flooring, with access into the kitchen.

The recently fitted 'Benchmark' kitchen has a range of soft-close base & wall units, integrated eye level oven with self cleaning technology and separate warming drawer. There is an induction hob, sink & drainer with boiling tap, integrated fridge freezer & from the dining area are doors out to the rear patio & in to the utility room, which has space for further white goods.

To the first floor, the landing leads to all three bedrooms & the shower room. The modern shower room has a walk in cubicle, wash basin & W.C.

Bedrooms One & Two have a range of 'Sharps' fitted wardrobes with hanging rails & shelving.

Externally, there is off road parking side by side for multiple vehicles. The rear garden is fenced & enclosed & has a patio area, with the majority of the garden being laid to lawn & an extensive shed to the rear. There is a legal right of way for an owner to install a gate to provide direct access to the fields at the rear (you will need to check this with your legal representative)

The home has a range of integrated shutters, to add to its aesthetic & practicality.

The home is conveniently located for the city centre, Gheluvelt Park, the M5 J6 & Claines secure dog field. Worcester has a wide range of amenities to include restaurants, bars, pubs, cafes, shops & two train stations, with direct links to London.

FREEHOLD

Council Tax Band B - Worcester Council






Agents Note

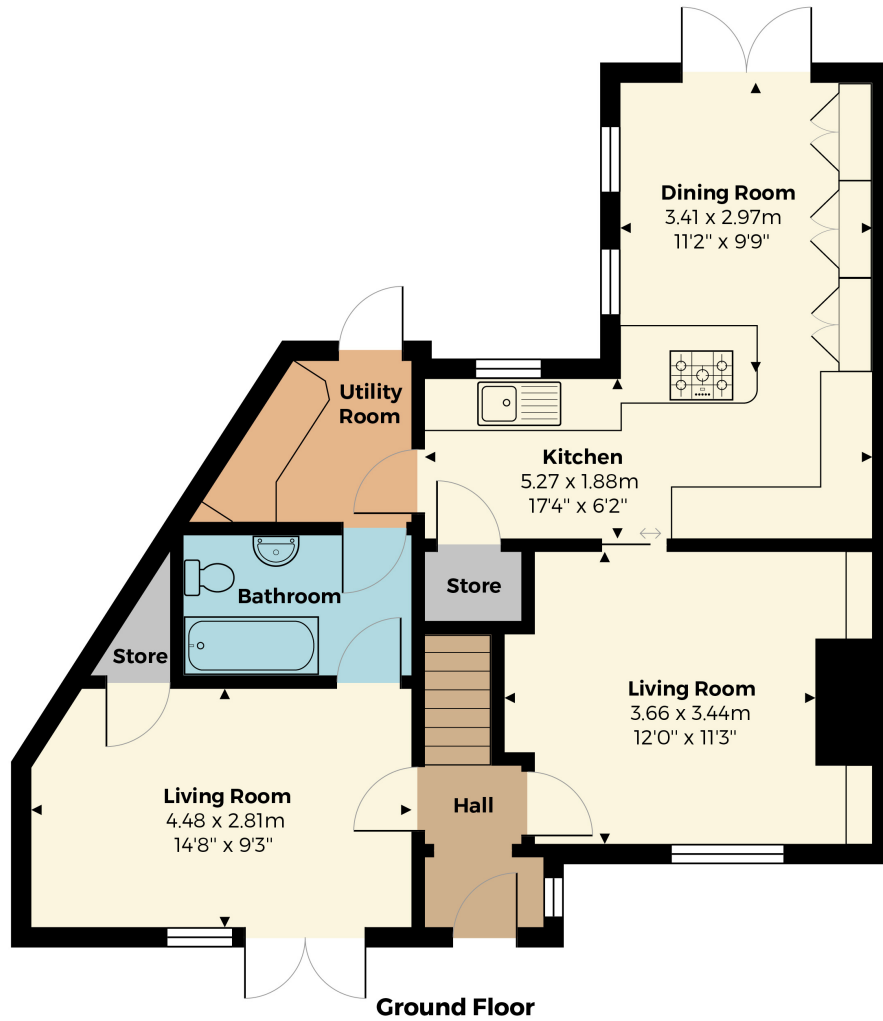
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(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.



All measurements are approximate and for display purposes only

