



5 Rose Avenue, Worcester
WR4 9PX

A generously proportioned & well cared for home, set within a 20 minute walk of the city centre & a 9 minute walk to Shrub Hill train station.

This four bedroom home comprises; reception hallway with stairs rising to the first floor landing & access into the living room, kitchen/diner, bathroom & useful under-stairs storage cupboard.

The living room has wood effect flooring & the kitchen/diner has a range of base & wall units, sink & drainer, integrated oven, hob & extractor & white goods. The kitchen overlooks the rear gardens & leads in to a useful utility space, which in turn gives garden access.

To the first floor, the landing leads on to all four bedrooms & an upstairs toilet.

Externally, there are front & rear gardens & whilst the curb is not dropped, you can see it will be easy to keep a car off the road. To the rear, the gardens are fenced & enclosed with a decked & paved seating area & mainly laid to lawn with established planting & hedging.

Worcester has a wide range of amenities to include; restaurants, bars, pubs, cafes, shops, supermarkets & leisure facilities. There is a Primary school within walking distance & the high school catchment area is Tudor Grange. Worcester has two train stations offering direct links to London stations.

FREEHOLD

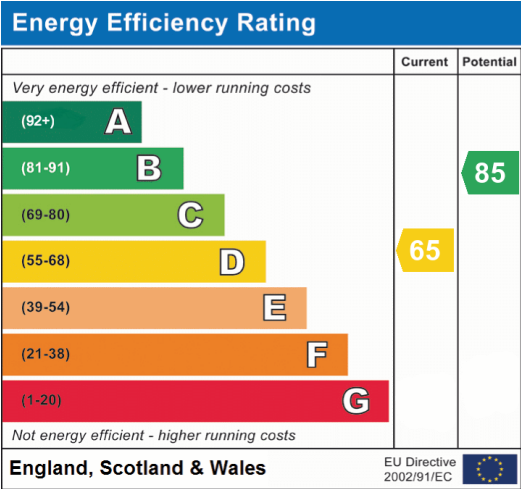
Council Tax Band B - Worcester Council





Agents Note

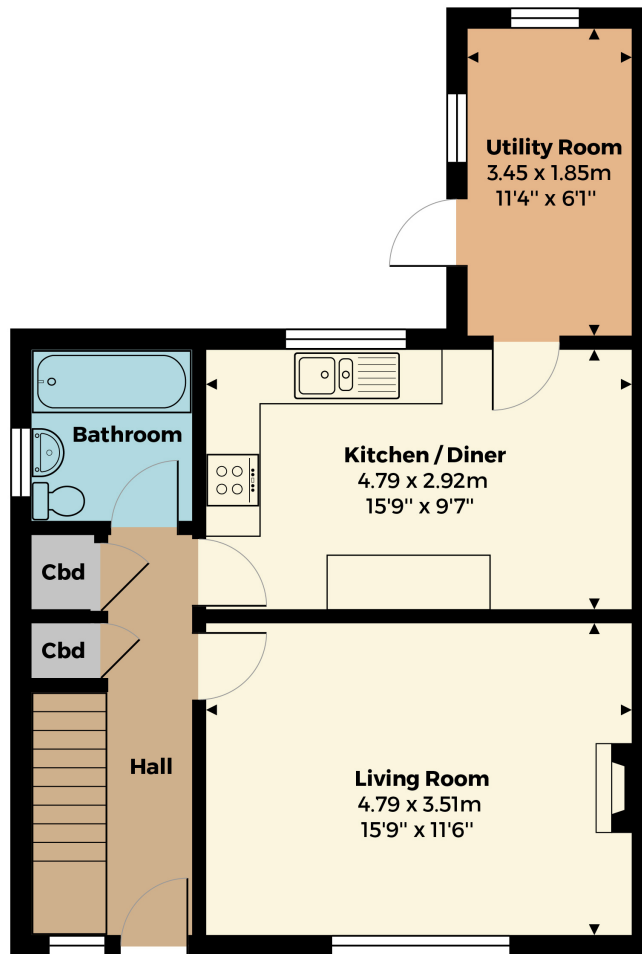
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



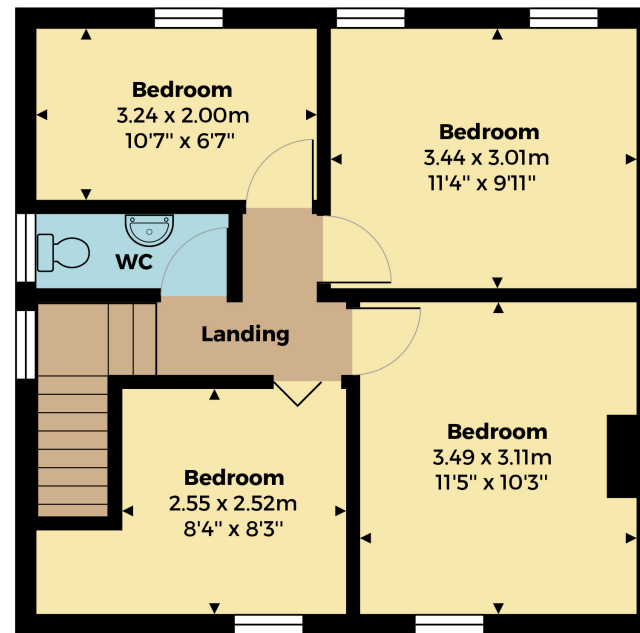
General Information

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

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