



20 Hospital Lane, Powick,
Worcester WR2 4SQ

A well presented & upgraded semi-detached home in Powick, a village set between Worcester & Malvern. The home is offered for sale with no onward chain & benefits from a recently installed central heating system.

This three bedroom home is walking distance of a local play park, bus stop with links to Worcester & Malvern, primary school, green spaces, Cromwell's Nepalese & Indian restaurant & a shop/garage. The home is semi rural & equidistance from Malvern - a Spa town set in an Area of Outstanding Natural Beauty & Worcester - a cathedral & university city.

The property comprises: entrance hallway with stairs rising to the first floor landing & access into the W.C/cloakroom & lounge.

The lounge has a cottage like feel with its feature fireplace & brick surround, electric fire, dado rails & beams to the ceiling. From the lounge is the kitchen/diner which has a range of base & wall units, sink & drainer, oven, hob & extractor, & doors out to the conservatory. From the conservatory are doors out to the rear gardens.

To the first floor, the landing leads to the three bedrooms & the family bathroom. The contemporary bathroom suite has a shower over the bath, W.C & wash hand basin.

Externally, there is a low maintenance rear garden, fenced & enclosed & there is a driveway & detached garage.

Worcester has a wide range of amenities to include; cafes, bars, pubs & restaurants, shops, supermarkets, retail parks & leisure facilities. There are five train stations locally (Malvern, Malvern Link, Worcester Foregate, Worcester Shrub Hill & Worcestershire Parkway - all with direct links to London & beyond. The M5, J7 is a short drive away.

FREEHOLD

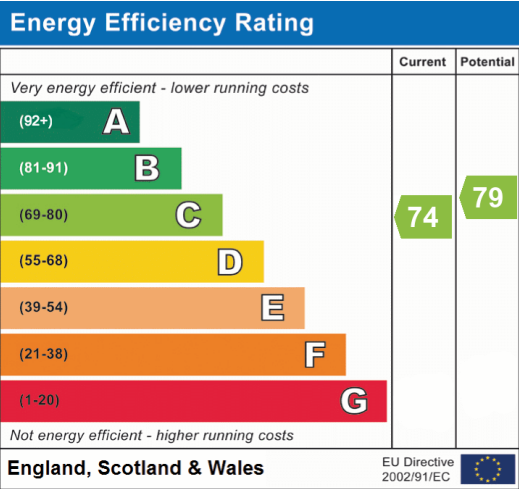
Council Tax Band D- Malvern Hills





Agents Note

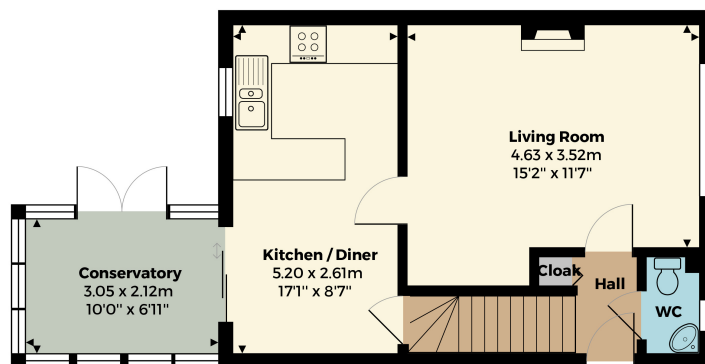
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



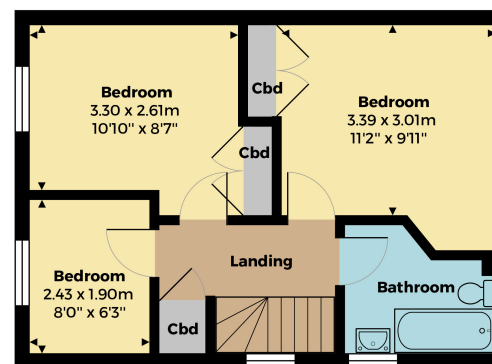
General Information

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.

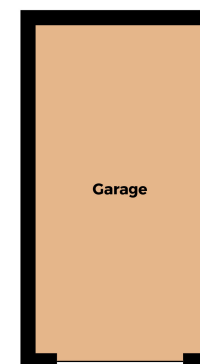
All measurements are approximate and for display purposes only



Ground Floor



First Floor



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