



220 Northwick Road, Northwick,
Worcester WR3 7EH

An extended & refurbished home with a detached home office, presented to an immaculate standard, within catchment of Northwick Manor primary school.

The home is conveniently located for the city centre, Gheluvelt Park & the M5, J6 & comprises: reception hallway with stairs rising to the first floor landing & access into the cloakroom, kitchen & living room.

The lounge has a feature media wall & wood effect flooring. The kitchen has been re-fitted by the present vendor & has a range of base & wall units with marble work surface & drainer, composite sink & drainer, oven, hob, extractor & space for white goods. There are porcelain tiles to the floor & double doors out to the dining/family room which has a lantern roof, wood-effect flooring, doors out to the rear garden & a separate doorway out to the front.

To the first floor, there are three bedrooms - with the main bedroom having a walk in wardrobe (potential for simple conversion into an en-suite). The shower room has been re-fitted by the owner & has a contemporary white suite with a shower cubicle, W.C & wash basin. There are marble countertops. There was a bath here before, should you wish to install one.

Externally, the home office provides a quiet space to work from, or can be used as a gym/play room. It has its own separate electrics & wired internet port for reliable & fast WIFI.

The gardens have been landscaped, they have useful outside taps to the front & rear, an electric socket to the outside & they are mainly laid to lawn with a recently installed patio area complete with porcelain tiles. It is fenced & enclosed & there is a driveway providing parking for several vehicles. There are solar lights to the front & outdoor spotlights in the extension & garden rooms.

There is a useful WIFI enabled car charging port & hard-wired security system.

The property is in walking distance of 'The Slip' and the Northwick Manor Heritage Trail, local allotments and Northwick Manor Primary School. Two 'Co-op's' are nearby, as well as the popular 'Kynd-Folk' by Gheluvelt Park. and a wider range of amenities can be found in Worcester city to include restaurants, pubs, bars, cafes, superstores, retail parks and leisure facilities. There is easy access to the M5 and two train stations, Foregate Street and Shrub Hill, offer wider links and direct stops at London stations.

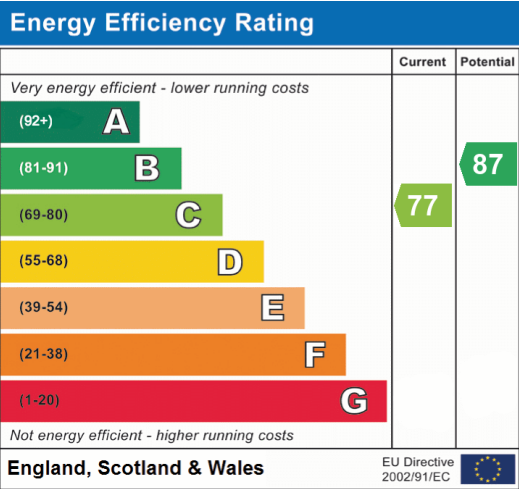
FREEHOLD





Agents Note

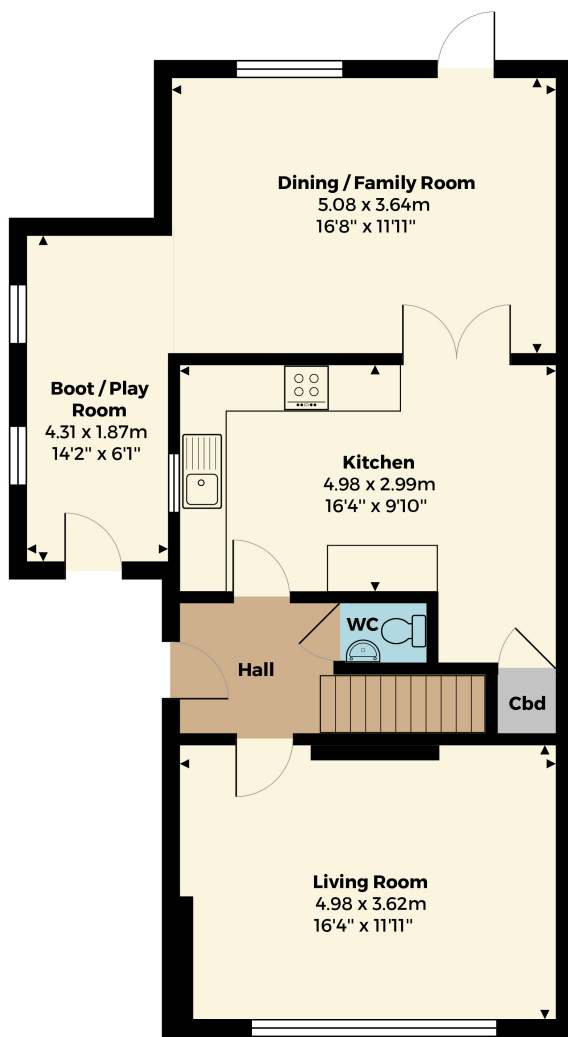
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



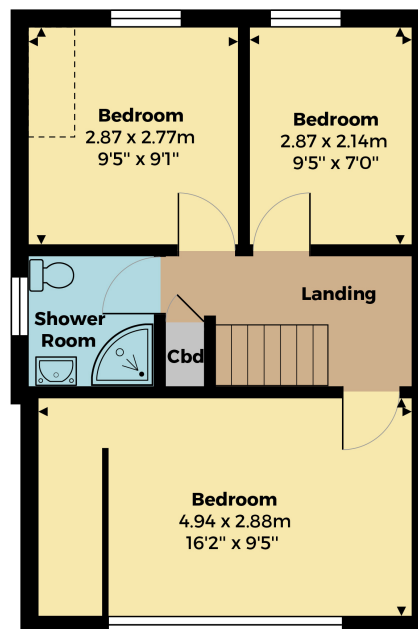
General Information

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.

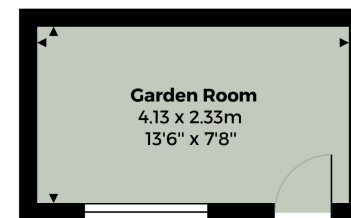
All measurements are approximate and for display purposes only



Ground Floor



First Floor



Garden