



Barnes Way



Barnes Way

Worcester

Offers Over £240,000

An upgraded home located in the sought-after residential area of Cherry Orchard, within the catchment area for some of Worcester's best schools, including Nunnery Wood High School, the highest-ranking in the area, and Cherry Orchard Primary School, which achieved Good or Outstanding in its most recent Ofsted report. Ideally positioned for access to local amenities, the city centre, and the M5 motorway, the property offers excellent convenience alongside a peaceful residential setting. This home benefits from double glazing throughout, a newly fitted composite front door, a recent Worcester Bosch combi boiler, upgraded oak internal doors, a bright and airy conservatory, and an elevated position providing views across to Battenhall.

We've Noticed

- **Semi-detached home**
- **Three bedrooms**
- **Downstairs bathroom + Ensuite shower room to bedroom one**
- **Popular residential location**
- **Good access to M5 motorway & city centre**



Entrance

Through newly fitted composite front entrance door into hall with radiator, stairs to first floor and oak door into sitting room.

Sitting Room

With front aspect double glazed window, electric fire, radiator and oak barn style sliding door into kitchen.

Kitchen

With matching wall and base units with work surfaces over, built-in oven, microwave and hob with cooker hood over, space for washing machine, tumble dryer, dishwasher and upright fridge/freezer. Opening into conservatory and an oak door a doorway into rear hall accessing bathroom. Double glazed door to side of the property.

Conservatory

With electric fire, side and rear aspect double glazed windows and doors leading to rear garden.

Bathroom

With a rear aspect double glazed window, modern L-shaped bath with shower over, heated towel rail, WC and wash hand basin.

First Floor Landing

With side aspect double glazed window and oak doors into bedrooms one, two and three.

Bedroom 1

With front aspect double glazed window, radiator and door into ensuite shower room.

Ensuite Shower Room

With a front aspect double glazed window, WC, wash hand basin and shower.

Bedroom 2

With rear aspect double glazed window and radiator.

Bedroom 3

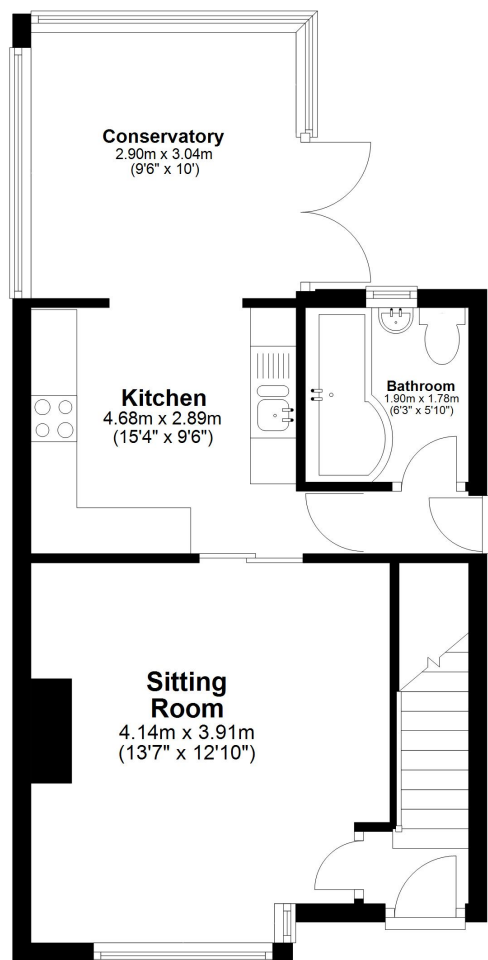
With rear aspect double glazed window and radiator.

Outside

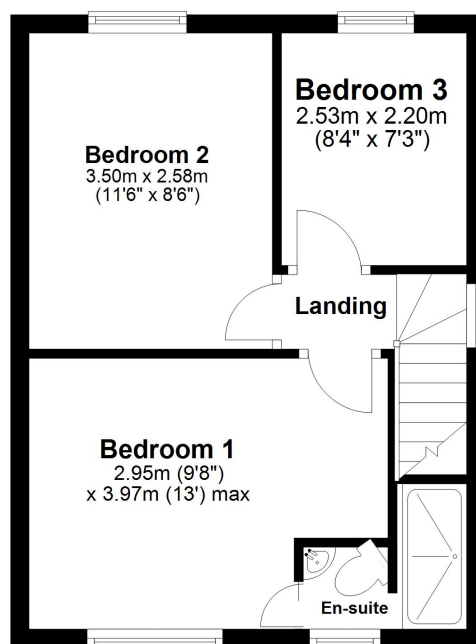
The front of the property is approached via a block paved driveway providing parking for at least two vehicles. To the rear is a garden laid mostly to lawn with patio area, garden shed and fenced boundaries with pedestrian access to the side as well as vehicular access to the rear.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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