



18 Sabrina Avenue, Northwick,
Worcester WR3 7AZ

This beautifully presented and extended three-bedroom semi-detached home is ideally situated in the highly sought-after catchment area for Northwick Manor Primary School. Northwick is renowned for its friendly community atmosphere, excellent local amenities, and convenient access to major transport links. The area boasts picturesque parks, well-regarded schools, and a selection of shops and cafés, including the popular 'Kynd-Folk' giving access to the Kepax foot and cycle bridge over the river Severn making it perfect for families and professionals alike.

To the front of the property, there is ample off-road parking for several vehicles. Step inside to an inviting entrance hall leading through to your snug/sitting room, shower room & living/dining room. The living area having a feature fireplace & the dining area has access into both the kitchen & patio doors opening onto the rear garden. The modern, refitted kitchen includes access to a practical utility area, which allows access to the garden through its front & back doors, it also has the courtesy door to the garage & a range of base units & a useful sink & drainer. The kitchen enjoys a range of base & wall units, sink & drainer, single oven, hob, space for a built in microwave. The shower room has also been replaced recently & has a vanity wash basin, W.C & shower cubicle. To the first floor, the landing leads on to the three bedrooms & the family bathroom which has a bath, W.C & pedestal wash basin.

Externally, there is the driveway providing parking. This leads up to the garage, which has an up and over door & a rear access door into the garden.

The gardens are mainly laid to lawn, fenced, enclosed & landscaped, with a patio area, planted beds & borders with a useful shed & greenhouse

FREEHOLD

Council Tax Band B - Worcester Council





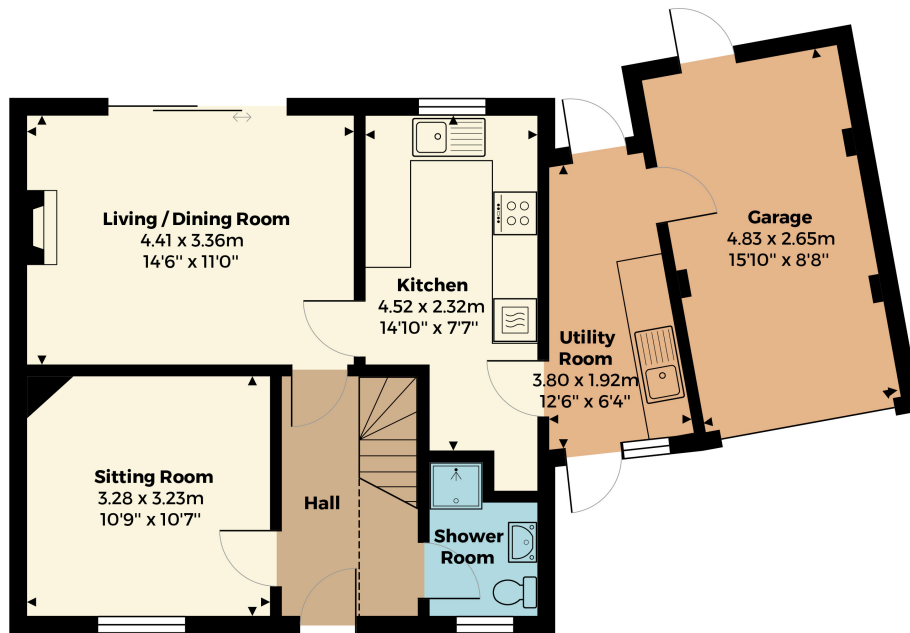
Agents Note

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.



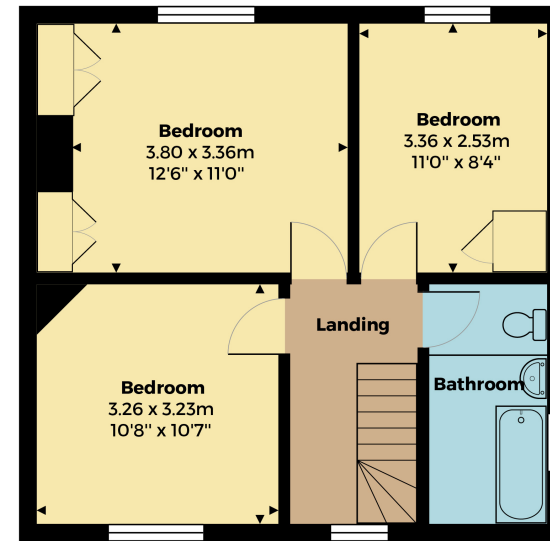
General Information

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.



Ground Floor

All measurements are approximate and for display purposes only



First Floor

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