



2 Land Adjoining, Checketts
Close, Worcester WR3 7JZ

A generously proportioned & highly specified home, due to be build complete in Early Autumn 2026 as a one off property, built by local 'Court Property Developers', a well-known & experienced firm, based in the Worcester area.

This three double bedroom home is set to the north of Worcester & falls within catchment of both Northwick Manor & Tudor Grange. There is a bus stop & a LIDL within walking distance, as well as the local Co-op, Gheluvelt Park & popular brunch spot 'Kynd-Folk'

The home will comprises: reception hallway with stairs rising to the first floor landing, access into the study, cloakroom/W.C, lounge & extensive kitchen/diner.

The kitchen/diner will have a range of base & wall units, sink & drainer, integrated appliances, integrated oven, hob & extractor and solid Granite worktops & from the dining area will be double doors out to the rear.

To the first floor, the landing gives access to the three double bedrooms, with the primary room having a dressing area with 'his & hers' double wardrobes & an en-suite shower room.

The family bathroom will have a bath with a shower over, a vanity wash basin & a W.C. Bedrooms two & three have useful fitted wardrobes.

Externally, there will be landscaped gardens to the front & eastern side- mainly laid to lawn with off road parking via the driveway for two vehicles. To the western side, a private slabbed courtyard space is provided for entertainment and relaxation.

The property will be heated via an air source heat pump. This provides all the central heating and domestic hot water needed. It is an extremely efficient, low-carbon system. The whole of the Ground Floor area will benefit from underfloor heating throughout.

The M5 J6 is conveniently located & Worcester city centre is a short drive away, which has a wide array of amenities to include; pubs, bars, restaurants, cafes, shops, supermarkets, retail parks, leisure facilities, the famous Worcester cathedral & scenic river-side walks. There are two train stations giving access to London.

FREEHOLD

Council Tax Band is To Be Confirmed. Please note the images are computer generated & these will be updated as the build progresses.





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.



Home Measurements - subject to slight alteration

Room Dimensions

Ground Floor

Kitchen / Dining Room 7.80 m / 25' 7" x 3.20 m / 10' 6"

Lounge 3.35 m / 11' 0" x 5.70 m / 18' 8" (into bay)

Study 2.65 m / 8' 8" x 3.10 m / 10' 2" (into bay)

WC 1.60 m / 5' 3" x 1.00 m / 3' 3"

First Floor

Principle Bedroom Suite:

Bedroom Area 3.70 m / 12' 2" x 3.40 m / 11' 2"

Dressing Room 2.70 m / 8' 10" x 2.70 m / 8' 10"

En Suite 1.10 m / 3' 7" x 2.70 m / 8' 10"

Bedroom 2 3.30 m / 10' 10" x 2.90 m / 9' 6" (plus wardrobe)

Bedroom 3 3.30 m / 10' 10" x 2.90 m / 9' 6" (plus wardrobe)

Family Bathroom 2.20 m / 7' 3" x 2.25 m / 7' 5"

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