



Grove Field





# Grove Field

## Worcester

### Offers in Region of £220,000

Positioned within a cul-de-sac location is this two bedroom terraced home offering great access to the M5 motorway as well as Worcestershire Royal Hospital. The property comprises, sitting room, kitchen/diner, two bedrooms bathroom and further benefits from a low maintenance rear garden and allocated parking. The property is offered for sale with no onward chain.

#### We've Noticed

- Terraced home
- Two bedrooms
- Ideal First Time Buyer Or Investment Property
- Allocated parking
- Cul-de-sac location
- No onward chain





## Entrance

Through front entrance door into hall with door into sitting room, stairs to first floor and consumer unit.

## Sitting Room

With front aspect double glazed bay window, electric fireplace, radiator and doors into under stairs storage cupboard and kitchen.

## Kitchen

With rear aspect double glazed window, matching wall and base units with work surfaces over, wall mounted Worcester Bosch boiler, built-in oven and hob with cooker hood over, stainless steel sink and drainer, space for washing machine, further under counter appliance and upright fridge/freezer. Door leading out to rear garden.

## First Floor Landing

With loft access, doors into bedrooms one, two and bathroom.

## Bedroom 1

With front aspect double glazed window, radiator, built-in wardrobe and storage cupboard.

## Bedroom 2

With rear aspect double glazed window and radiator.

## Bathroom

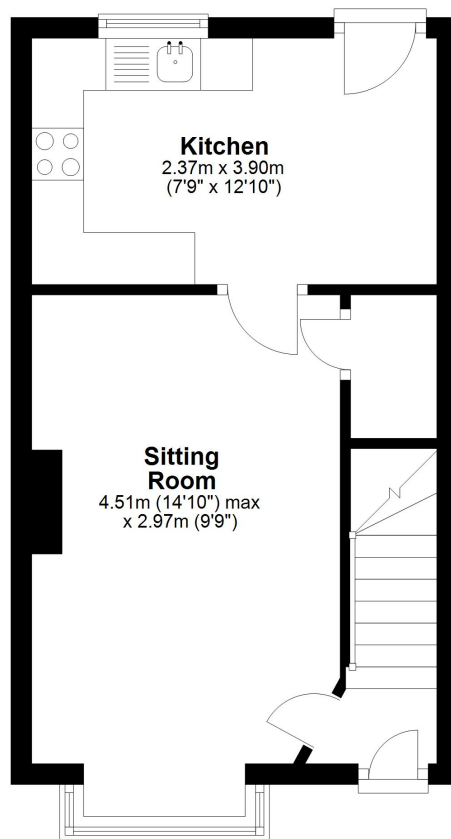
With rear aspect double glazed window, bath with shower over, WC and wash hand basin.

## Outside

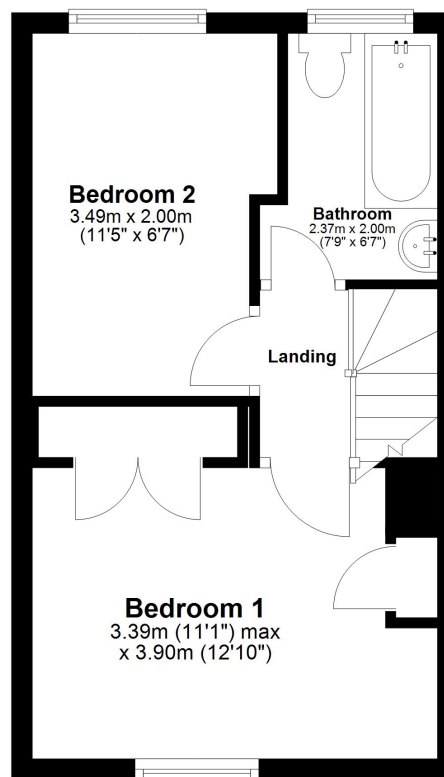
The front of the property is approached via a block paved driveway providing parking. To the rear is a low maintenance garden laid to gravel with garden shed and fenced boundaries.



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

[www.hillsestateagents.co.uk](http://www.hillsestateagents.co.uk)

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