



61 Martley Road, Worcester  
WR2 6HH



A traditional semi detached home offered for sale with no onward chain & offering potential for personalisation & a great sized garden.

Set within St Johns, the property has off road parking, space for a replacement garage & is conveniently located for local Tesco express, a fish & chip shop & a pet store.

This well loved home comprises: reception hallway with stairs rising to the first floor landing & access into the lounge & kitchen, which in turn links through to the dining room.

The lounge has a feature fireplace & a bay window. The kitchen has a range of base & wall units, sink & drainer, space for cooker & appliances, quarry tiled flooring & doorway out to the rear hallway where the toilet, useful storage & conservatory, which in turn leads out to the generous rear gardens.

To the first floor, the landing gives access to three bedrooms & the bathroom with a separate W.C.

Externally, there are both front & rear gardens with a rear access lane to an area suitable for parking & where the existing garage is currently.

The home is around a 30 min walk into both St Johns centre & Worcester city centre & falls within catchment of Christopher Whitehead & Oldbury Park Primary School.

Worcester has a wide range of amenities to include pubs, bars, restaurants, cafes, shops, supermarkets, retail parks & leisure facilities. There are two train stations with direct links to London.

**FREEHOLD**

Council tax band C- 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 condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

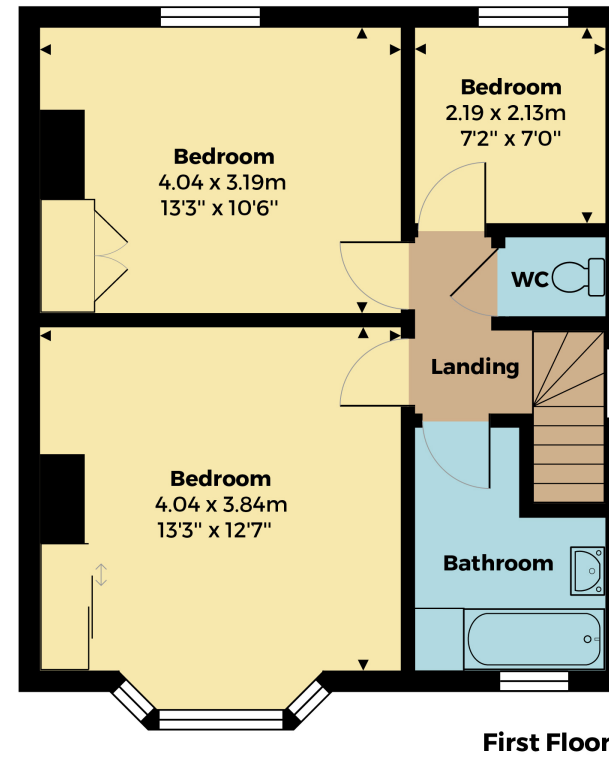
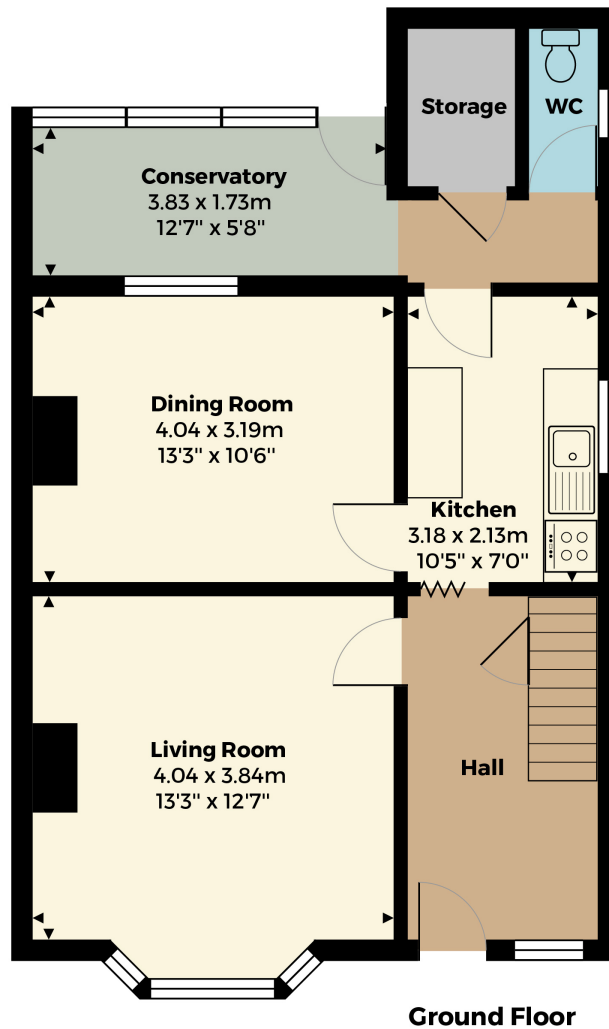


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

### 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



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