



11 Constance Road, Northwick,  
Worcester WR3 7NF



A three double bedroom home, offered for sale with no onward chain & scope to make your own.

Offering over 1100 sq ft of space, this three double bedroom home comprises: entrance hall with stairs rising to the first floor landing & access into the dual aspect living room & kitchen/diner, both of which run the depth of the house. The living room has a garden outlook & doors out to the rear & into the kitchen, which has a range of base & wall units, sink & drainer & space for white goods, the dining area in turn leads to a useful covered passageway, useful for storage or drying washing & this gives access to the front driveway & the rear garden.

To the first floor, the landing leads on to all three good sized double bedrooms, the family bathroom, a storage cupboard & loft access.

Externally, there are generous rear gardens, which are fenced, enclosed & laid to lawn, with side access via the covered walkway. To the front, there is a driveway providing parking for several vehicles, as well as a front garden.

The home falls within catchment for Northwick Manor & Tudor Grange schools. Northwick area provides convenient access to the M5 & city centre, Northwick playing fields & The Slip. Worcester city has a wide range of amenities to include bars, restaurants, cafes, brunch spots, shops, supermarkets, retail parks & leisure facilities.

**FREEHOLD**

Council Tax band C - Worcester.

NB: The property is registered with possessory title. This resulted from the original title deeds being unavailable when the property was first registered, nonetheless there has been long-standing, uninterrupted ownership exceeding 40 years. There have been no challenges to the title, and title indemnity insurance will be provided on completion. The title is capable of upgrade to absolute title in due course. Please do contact us, should you have any queries.

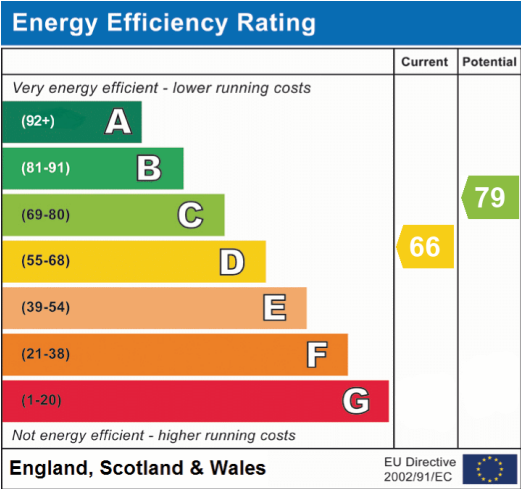






**Agents Note**

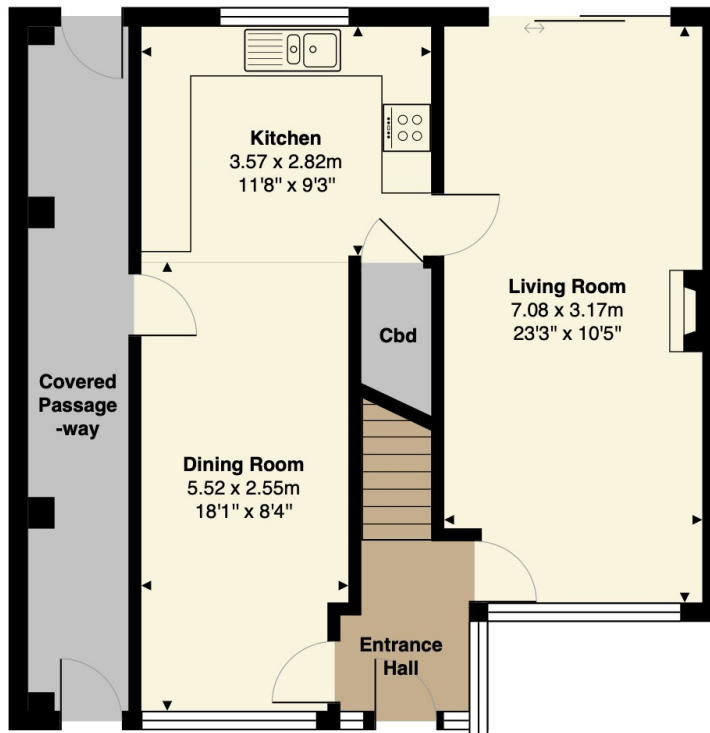
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



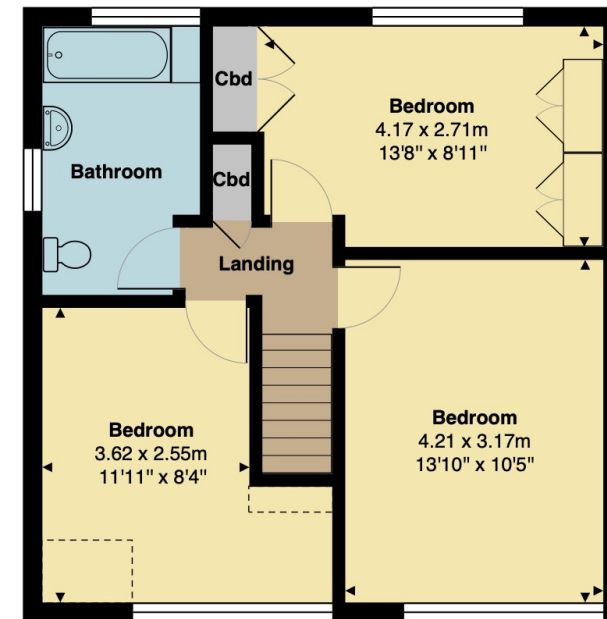
**General Information**

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



Ground Floor



First Floor

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