



22 Sheldon Park Road, Bevere,
Worcester WR3 7YA

A generously proportioned four bed detached home with a double garage in Bevere, offered for sale with no onward chain.

The home is set within a cul de sac location & comprises; reception hallway which has a useful storage cupboard, stairs rise to the first floor landing & there is access into the W.C, dining room, living room, breakfast kitchen & further reception room.

The kitchen has a range of base & wall units, sink & drainer, oven & hob, space for white goods & door out to the rear & side garden. The lounge has a feature fireplace with a tiled surround & doors out to the rear garden.

To the first floor, the landing leads on to all four bedrooms & the family bathroom. The main bedroom has an en suite shower room, with a shower cubicle, pedestal wash basin & W.C.

Externally, there is a shared driveway leading up to the double garage & there are gardens to the side & rear, mainly being laid to lawn with established planting. This is fenced & enclosed with side gated access.

The home is a short drive from the city centre & its wide range of amenities to include; pubs, bars, restaurants, cafes, shops, supermarkets, retail parks & leisure facilities. There are two train stations in the city that have direct links to London stations. The home falls within catchment for both Northwick Manor Primary & Tudor Grange schools, according to the Worcestershire council website.

FREEHOLD

Council Tax Band F - Worcester Council





Agents Note

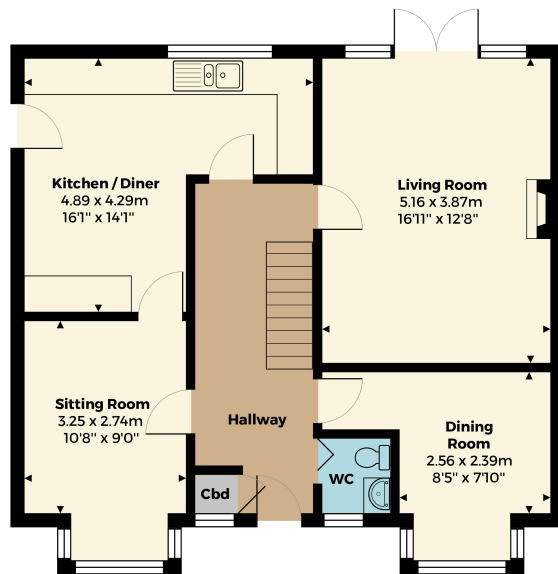
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



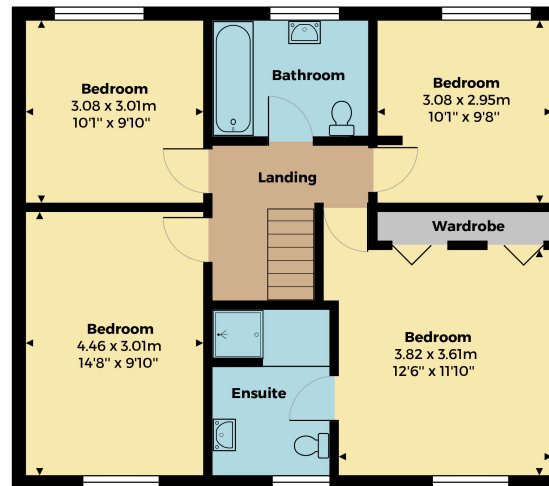
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.

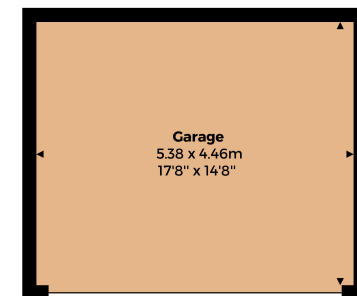


Ground Floor



First Floor

All measurements are approximate and for display purposes only



Detached Garage

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