



The Grove



The Grove

Worcester

£350,000

This delightful three bedroom semi detached home positioned within a sought after cul-de-sac location with good access to the city centre and M5 motorway comprising of, entrance hall, WC, sitting room, dining room, kitchen. To the first floor are three bedrooms, bathroom and WC. Outside is a pleasant rear garden as well as drive and garage. The property is offered for sale with no onward chain.

We've Noticed

- **Semi detached home**
- **Three bedrooms**
- **Drive and garage**
- **Sought after location**
- **No onward chain**



Entrance

Through front entrance door into hall with doors into sitting room, WC and kitchen.

Sitting Room

With front aspect double glazed bay window, fireplace and radiator.

Kitchen

With matching wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap over and built-in oven. doors to dining room as well as further door to the rear garden.

WC

With WC, wash hand basin and side aspect double glazed window.

Dining Room

With fireplace, radiator, rear aspect sliding double glazed doors opening to the rear garden.

First Floor Landing

With doors into bedrooms one, two, three, bath and WC.

Bedroom 1

With front aspect double glazed bay window, radiator and built-in wardrobes.

Bedroom 2

With rear aspect double glazed window, built-in sliding wardrobe and radiator.

Bedroom 3

With rear aspect double glazed window and radiator.

Bathroom

With front aspect double glazed window, wash hand basin, bath and cupboard.

WC

With WC and side aspect double glazed window.

Outside

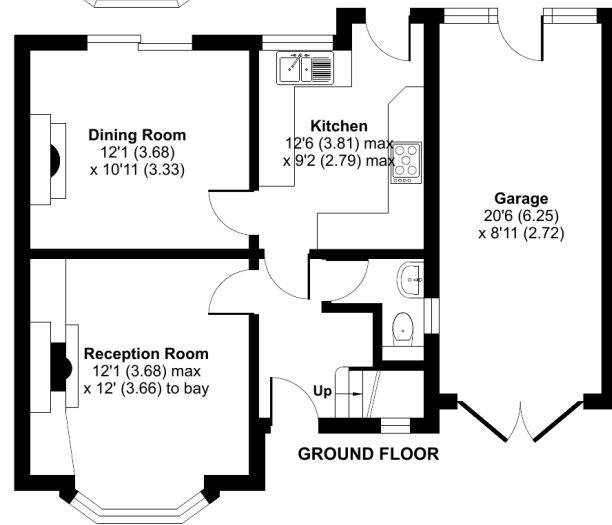
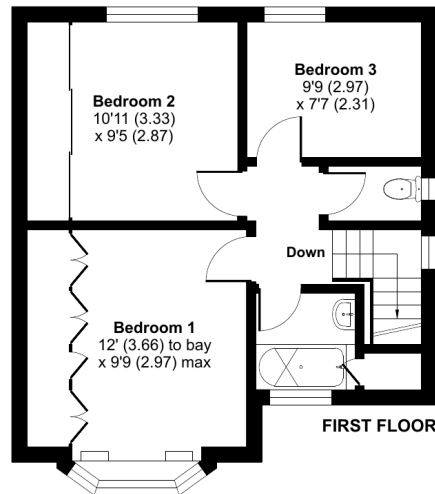
The front of the property is approached via a drive leading to garage and entrance door. The rear garden is laid mostly to lawn with patio area, greenhouse and fenced boundaries to sides and rear.



The Grove, Worcester, WR3

Approximate Area = 1003 sq ft / 93.2 sq m
 Garage = 185 sq ft / 17.2 sq m
 Total = 1188 sq ft / 110.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hills Estate Agents. REF: 1068511

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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