



20 Eltric Road, Worcester  
WR3 7NU

An extended & upgraded semi detached home set to the north of Worcester, within Claines.

The home is walking distance of the popular 'Mug House' pub, the recently opened 'The Raven' & open countryside. It is conveniently situated for the M5, J6, the city centre & Northwick Manor school.

This three bedroom home comprises; porch into reception hallway with stairs rising to the first floor landing & access in to the living room, kitchen/diner/family room & useful W.C.

The living room has a bay window & the kitchen/dining/family room allows for modern living & creates a feeling of the outside being in, as there is a run of bi-fold doors across the rear, enjoying a garden outlook. The kitchen area has a range of base & wall units, sink & drainer, integrated white goods & appliances & a central island.

To the first floor, the landing leads on to the three bedrooms & family bathroom.

The bathroom has a four piece suite with both a separate shower cubicle & bath, W.C, wash basin & two heated towel rails.

The main bedroom also has fitted wardrobes.

Externally, there is a driveway providing parking for several vehicles & to the rear - the garden is fenced & enclosed with side, gated access & is mainly laid to lawn with a recently laid patio area, planted beds & borders & a shed.

Gheluvelt Park is within walking distance & the recently opened 'Kyndfolk', a popular brunch spot. Co-op is your nearest supermarket & a short drive away, you have access to the city centre & local retail parks.

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

FREEHOLD

Council Tax Band C - Worcester Council





### Agents Note

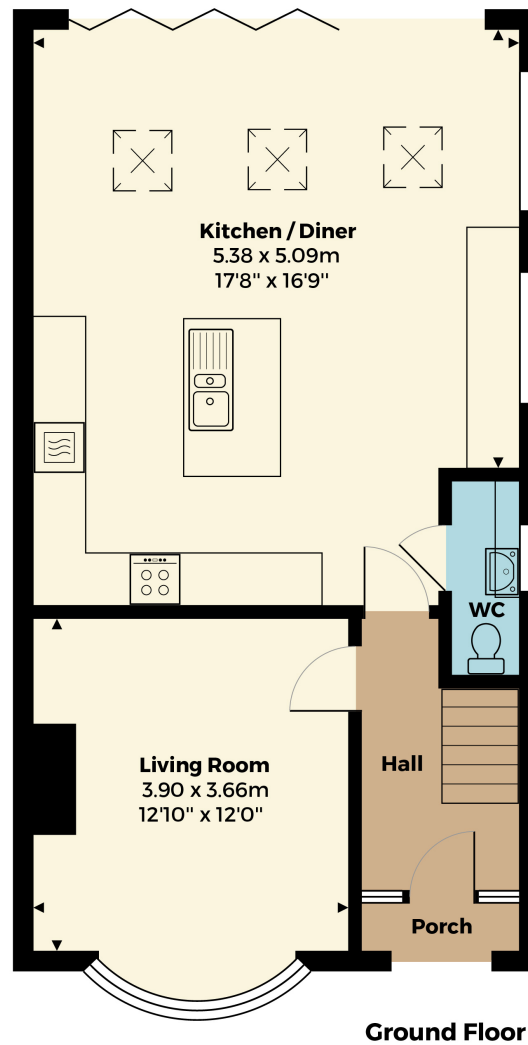
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



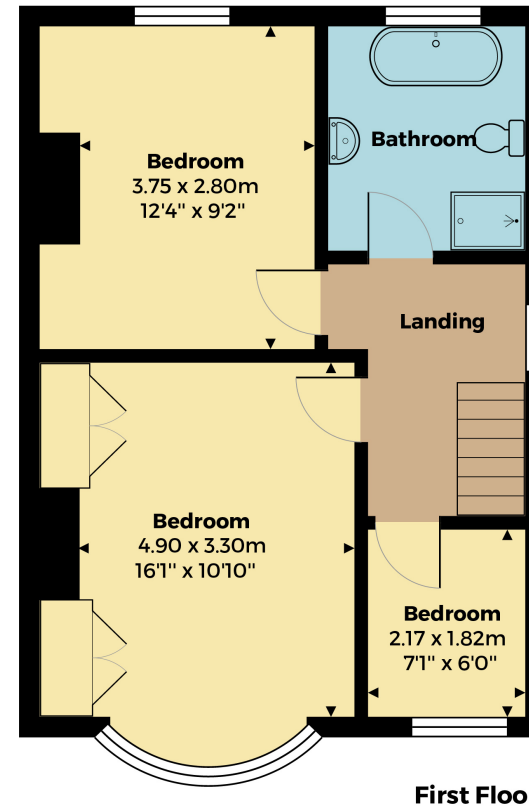
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</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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