



27 Grassington Drive, Warndon
Villages, Worcester WR4 0BE

Discover this three-bedroom, link-detached family home, perfectly positioned on the desirable outskirts of Warndon Villages and available with NO ONWARD CHAIN.

This is a rare opportunity you won't want to miss! Step inside to the entrance hall that leads to a convenient cloakroom and the living room—perfect for relaxing or entertaining guests. A flowing layout takes you into the bright dining area, kitchen, and utility room, with seamless access to the garage for added practicality.

On the first floor, you will find three bedrooms as well as the family bathroom.

The enclosed rear garden is mainly laid to lawn, as well as having a patio area, making it ideal for summer entertaining.

Further benefits include being CHAIN FREE, off-road parking for multiple vehicles and a garage, as well as being within walking distance of local primary and high schools and only a short drive to J6 of the M5 and Worcester City Centre

FREEHOLD

Council Tax Band D - 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 conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

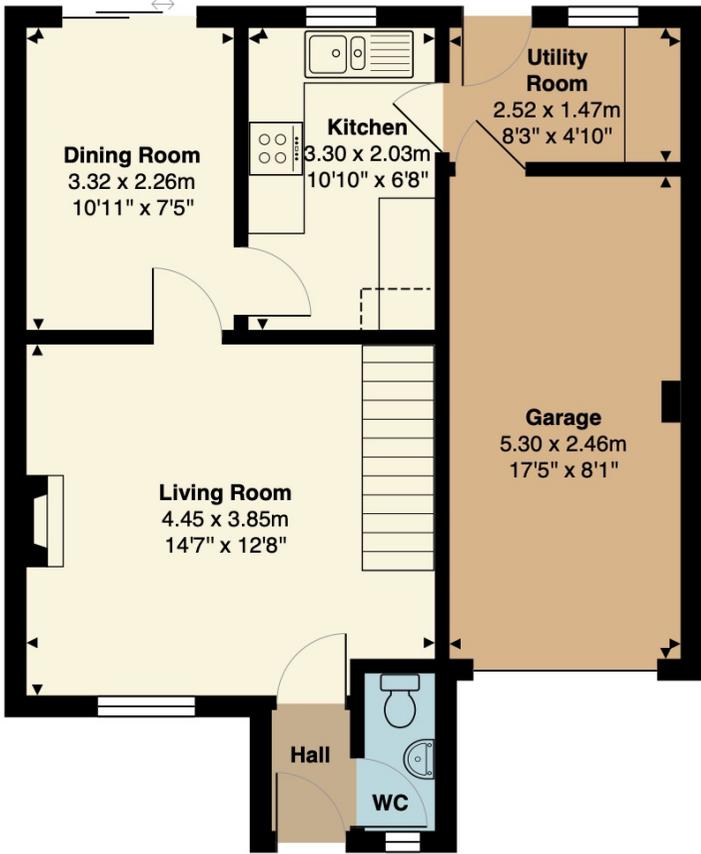


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

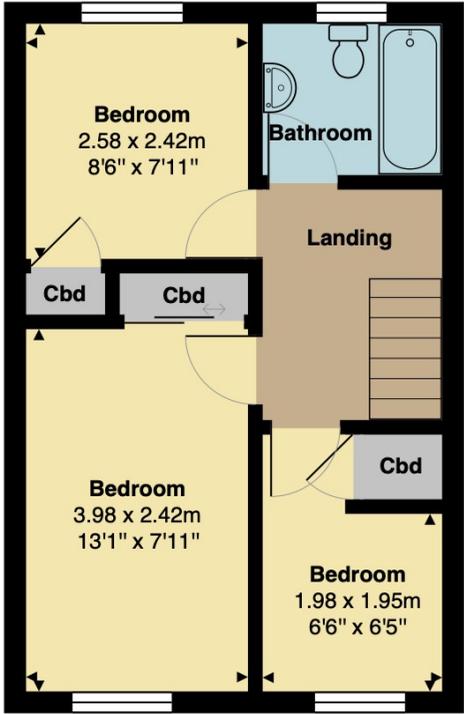
General Information

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.

All measurements are approximate and for display purposes only



Ground Floor



First Floor