



7 Drapers Close, Worcester
WR4 9XU

A beautifully presented & cared for family home, set conveniently for Tudor Grange & the M5. The home is situated in a no-through road.

This four bed home comprises; reception hallway with stairs rising to the first floor landing & access into the W.C, & kitchen/diner. From the kitchen you can access the lounge, conservatory & useful utility room which has a door into the garden & space for white goods. The kitchen overlooks the rear & has French doors out onto the decking area. From the conservatory is also a further door into the back garden. The lounge has a contemporary fireplace & a media wall. The contemporary kitchen has a range of base & wall units, 'Belfast' style sink & mixer tap, granite work surfaces, integrated eye-level double oven, gas hob, wine fridge, integrated fridge & breakfast bar. This a great entertaining space.

To the first floor, the landing leads on to the attic, all four bedrooms & a family bathroom, which has a bath, W.C & wash basin. There is also a bedroom with an en-suite shower room.

Externally, the driveway has been block-paved to create parking for several cars & leads up to a part converted garage, which is useful for storage. There is gated side access to the rear garden & this is fenced & enclosed with patio, decking & lawn areas. The garden has its own 'pub', as there is an outbuilding currently kitted out with a bar area- ideal for any house parties.

Drapers Close is walking distance of a local Lidl & Sainsburys supermarkets, as well as a near by retail park. Worcester city centre is a short bus ride or car journey away & has a wide range of amenities to include pubs, restaurants, bars & cafes, as well as shops, leisure facilities & two train stations with direct links to London.

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 condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

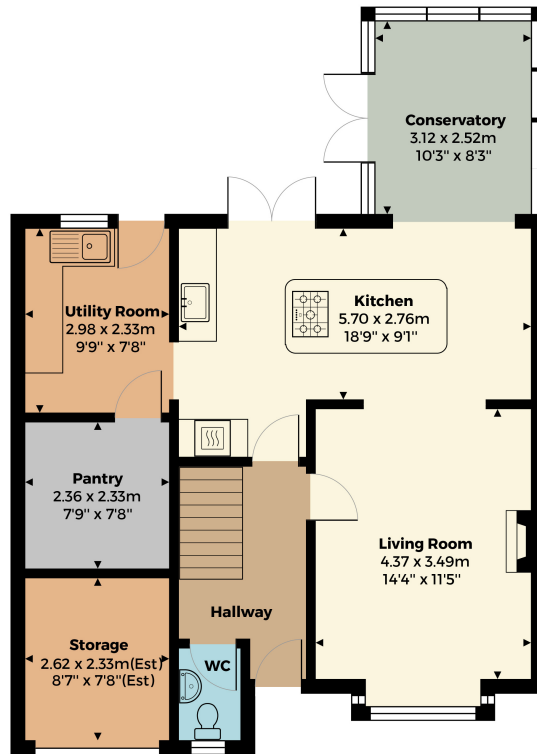


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

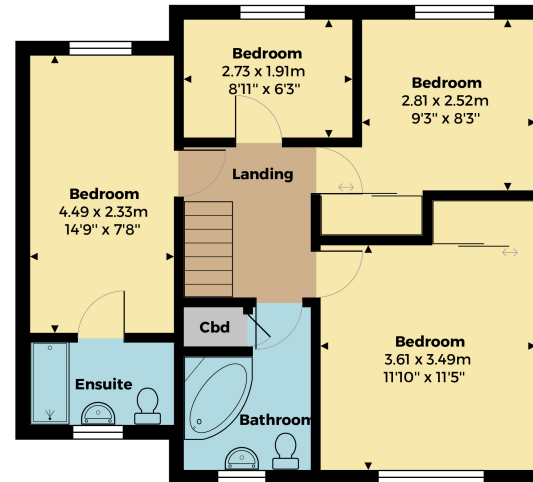
General Information

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.

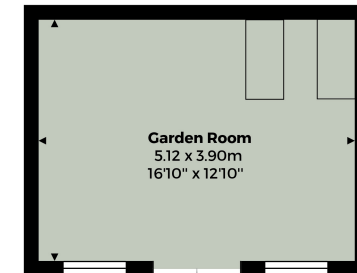
All measurements are approximate and for display purposes only



Ground Floor



First Floor



Garden Room