



25 Monarch Drive, Worcester
WR2 6EP

An immaculately presented & upgraded home with a bathroom, en-suite & downstairs WC, space for a camper van/motorhome & a useful garden office.

This contemporary three bedroom property has a south facing garden & comprises: feature tiled entrance hallway with stairs rising to the first floor landing & access into the downstairs W.C & lounge.

The lounge has a feature fireplace & opens into the dining kitchen, which offers a generous seating area, doors out to the landscaped rear garden & the kitchen itself has a range of base & wall units, sink & drainer, range style oven, hob & extractor, space for white goods & appliances & a garden outlook.

To the first floor, the landing leads in to the three bedrooms & the family bathroom, which has a stylish white suite with a shower over the bath, WC & vanity wash basin with under unit storage.

The main bedroom has a thoughtfully designed en-suite shower room complete with cubicle, WC & wash basin.

Externally, there is a block paved driveway, providing parking for several vehicles, along with gated side access that could be used to park a larger van or camper/motorhome & a useful garage. The rear garden is fenced & enclosed with side access & has been hard landscaped with entertaining in mind & is complete with a large patio area for your table & chairs, low maintenance lawn areas & a useful outbuilding that could be used as a home office (connectivity dependant), hobbies space or for further storage.

The home is walking distance of a bus stop, Tesco Express, fish & chip shop & pet shop & also falls into catchment for Christopher Whitehead & Oldbury Park schools.

Kyndfolk is 0.8 miles away for brunch & lunches & The Crown at Hallow pub is just over a mile away, along with riverside & countryside walks nearby.

Worcester itself has a wide range of amenities to include pubs, bars, restaurants, cafes, shops, supermarkets & retail parks, leisure facilities & two train stations with direct links to London.

FREEHOLD

COUNCIL TAX BAND C





Agents Note

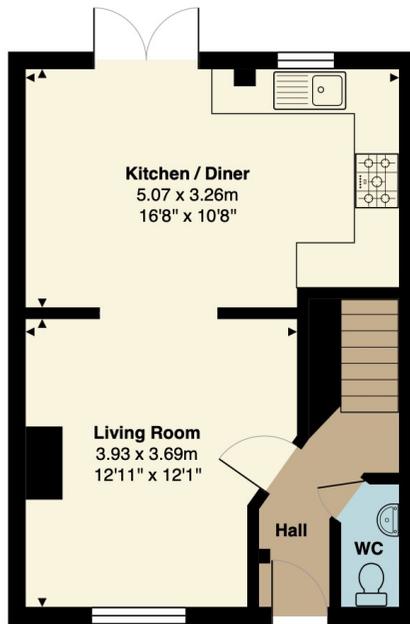
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



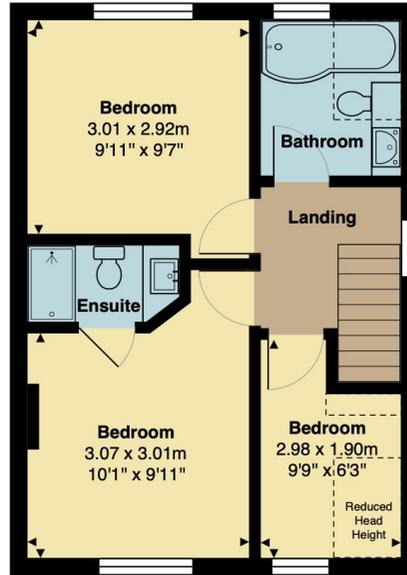
| Energy Efficiency Rating | | |
|--|-----------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher 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.



Ground Floor



First Floor

All measurements are approximate and for display purposes only

