



2 Union Place, Northwick,
Worcester WR3 7DX

An immaculately presented & upgraded house set within Northwick & offered 'for sale' with no onward chain.

This four bedroom home offers flexible living accommodation & comprises; reception hallway with access into the bedroom, W.C, utility room & inner hallway. From the inner hallway is the dining room, kitchen & living room.

The ground floor bedroom has built in cupboards. The utility has a sink & drainer & a range of base & wall units & access into the garage.

From the inner hall is the kitchen, which has recently been re-fitted by the vendor & offers a range of base & wall units, sink & drainer, integrated appliances & white goods & integrated oven, hob & extractor.

The dining room has double doors out to the rear garden & the separate living room has a feature fireplace with a wood burner, a garden view & patio doors to the rear.

To the first floor, the landing leads on to three bedrooms & the family bathroom. The main bedroom has a walk-in wardrobe & a garden view.

Externally, there is off road parking for several vehicles, access to a garage with an up & over door and there is also a gated side entrance too. The rear garden has been landscaped & mainly laid to lawn with established beds & borders.

The home falls within catchment for Northwick Manor Primary & Tudor Grange according to the Worcester gov. website. The home is walking distance to a local co-op, a petrol; station, a short distance for riverside walks, Gheluvelt Park & bus stops with direct links into the city and easy access to the M5.

Kepax bridge links the north of the city to the west of the city for anyone who enjoys walking & a new Waylands Yard venue is opening for breakfast & brunch this Spring.

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

FREEHOLD

Council Tax Band B - 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.

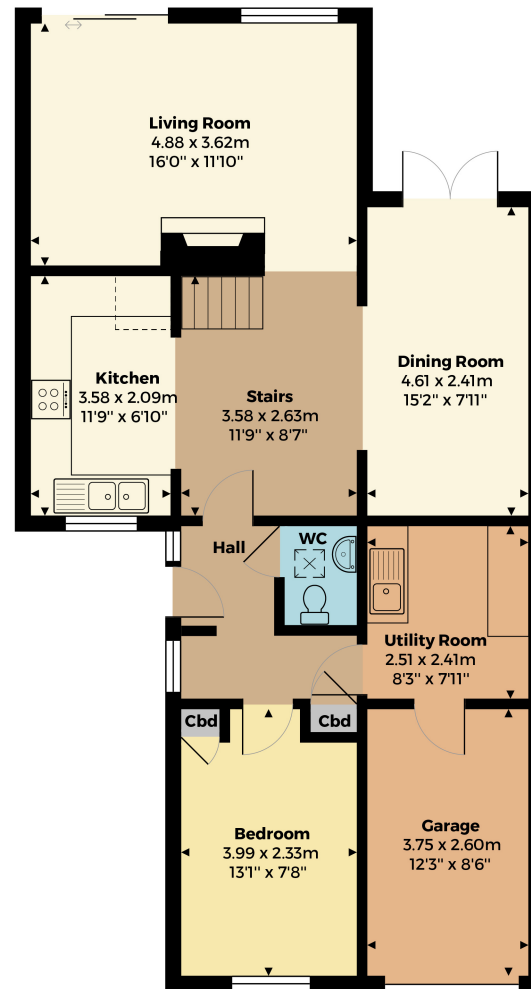


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

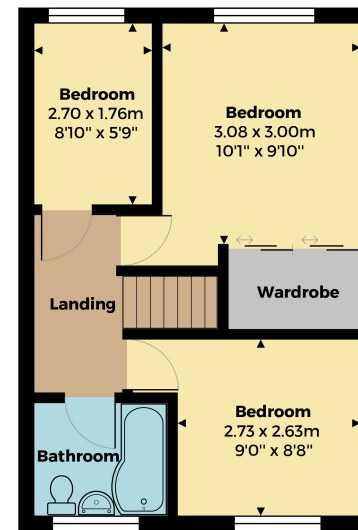
General Information

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

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